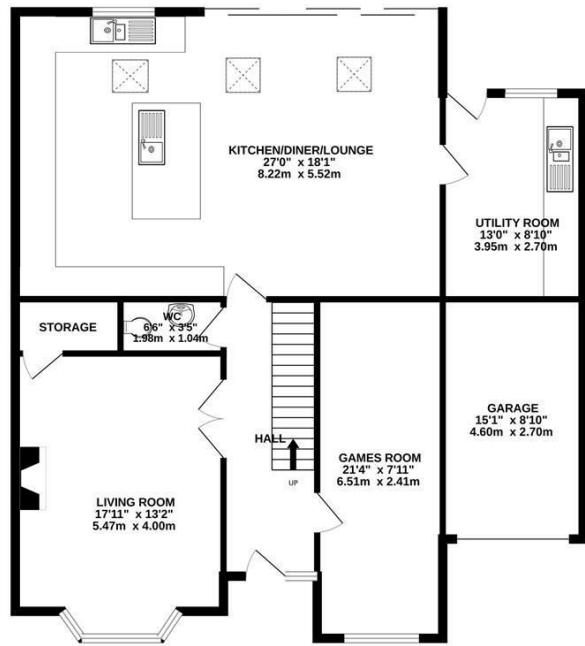
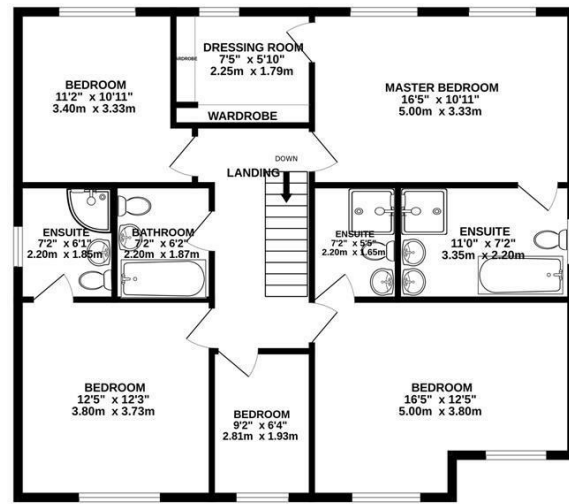


GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2320 sq.ft. (215.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 76 | 81 |
| | EU Directive 2002/91/EC | |



Lyncombe Close | Cheadle Hulme
Asking Price £775,000

Bedrooms 5

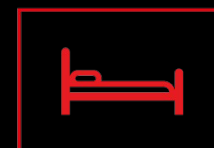
Bath 4

Reception 3

Parking here

Area 2320.00 sq ft

Chain



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- Great location close to Bramhall and Cheadle Hulme
- Voice Activated Lights and Blinds
- Garage
- 4 Double Bedrooms and 1 Single/Office Room
- Stunning Open Plan Dining Kitchen with Instant Hot Water Tap and Bi-Fold Doors
- Catchment For Hursthead Primary School and Cheadle Hulme High School.

This imposing five bedroom, four bathroom detached home is located in Lyncombe Close, a quaint cul de sac in a very popular part of Cheadle Hulme. This spacious detached home is nestled into a secluded corner of the cul de sac on one of the larger plots. Lyncombe Close is perfectly placed for catchment to Hursthead Primary School and Cheadle Hulme High School.

The living space includes a large lounge, a playroom with cinema screen and a superb open plan, bespoke kitchen/diner spanning the full width of the house. The kitchen/ diner has been tastefully updated and boasts voice activated lights/blind systems and a Quooker tap. The ground floor also offers a separate utility room and downstairs w.c, lending well to entertaining guests.

The first floor provides five bedrooms, four of which being generously sized doubles. A bright primary bedroom benefits from a separate dressing area and en suite bathroom. Two other bedrooms also offer en suite bathrooms and a luxurious family bathroom serves the other double bedroom and the single bedroom/office space.

Two generously sized gardens serve the property, situated to the side and the rear. The rear garden is walled, private and south facing. The driveway allows off street parking for two cars and provides access to a larger than average garage, which can be used for storage or for additional parking.

This property must be viewed to be truly appreciated.

