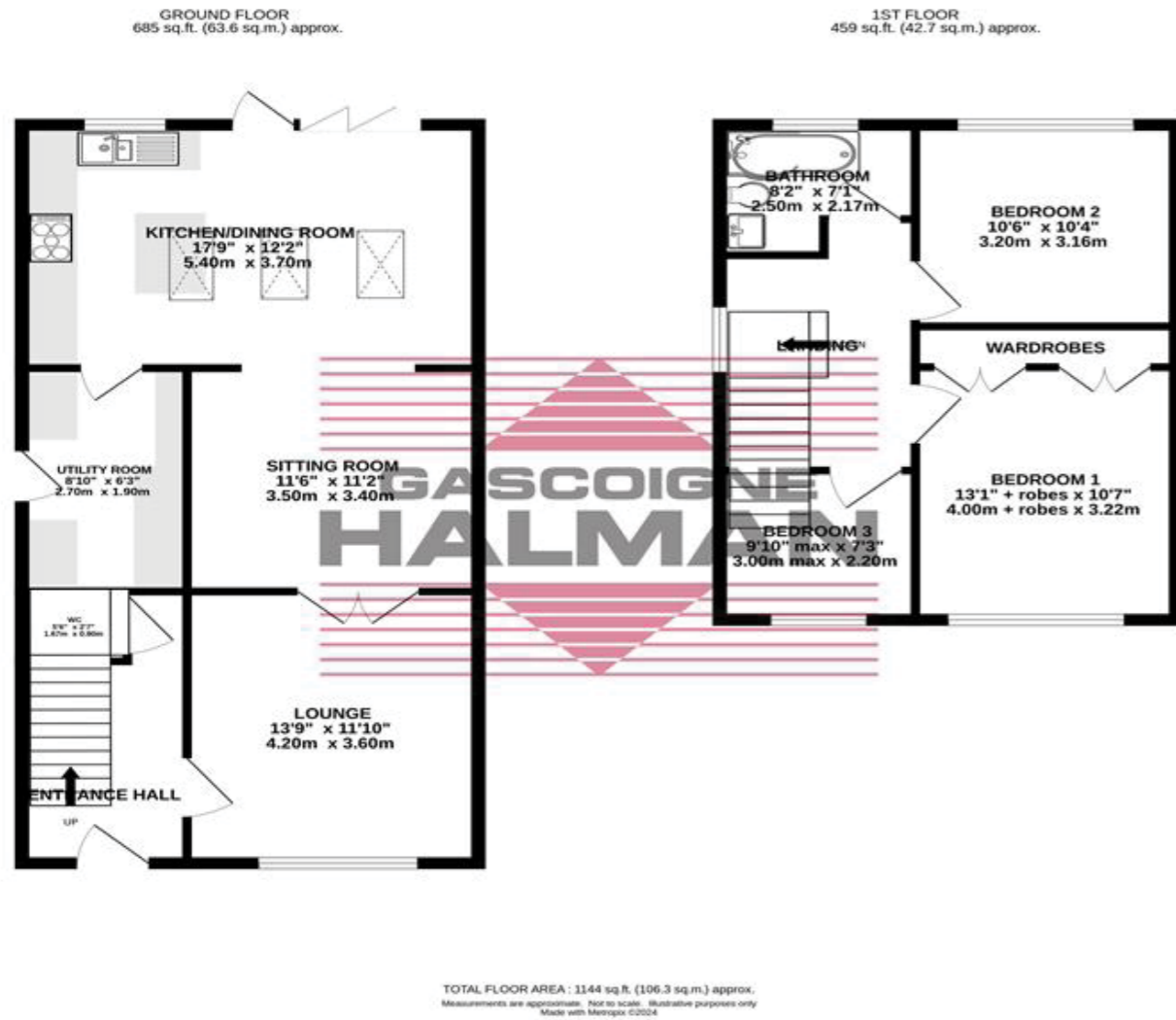


23 WALTHAM DRIVE

Cheadle Hulme

£515,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Bramhall

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gascoignehalman.co.uk



GASCOIGNE HALMAN

A superbly presented and skillfully extended detached family home offering 3 bedrooms, 2/3 reception rooms with lovely open plan living, downstairs WC, deep driveway with ample parking leading to a detached brick-built garage and lovely south facing rear gardens.

- Superbly presented extended detached family home
- Excellent location close to local schools and Bramhall village
- 3 generous bedrooms, 2/3 reception rooms
- Deep driveway providing ample off road car parking and brick-built garage

- Separate utility and downstairs WC
- Sunny south-facing gardens to the rear
- Stunning dining kitchen fitted with a host of appliances and quartz worktops
- uPVC double glazing and gas fired central heating

£515,000

23 WALTHAM DRIVE

Cheadle Hulme



Waltham Drive forms part of the highly sought after Hursthead development with excellent local schools and easy access to Bramhall village. This particular property is a superbly presented and skilfully extended detached family home offering generous room sizes throughout and must be viewed to be appreciated. Fronted by a good size garden, the deep driveway to the front and side provides ample off road car parking and leads to a detached brick-built garage with power and lighting. The rear gardens are an attractive feature, landscaped with areas laid to lawn, Octagonal greenhouse, well stocked herbaceous borders, paved patio areas with a winding pathway providing interest at each and every turn and enjoying a southerly aspect. Internally the well planned accommodation includes a generous reception hallway with downstairs WC whilst a good size lounge

to the front leads to a sitting room which in turn is open to a superb dining kitchen fitted with an excellent range of units including quartz worktops and an island and a host of appliances in addition to Velux windows and bi-fold doors to outside. The kitchen also benefits from a separate utility room. To the first floor there are 3 generous bedrooms, 2 of which are good size doubles and the master features a full bank of built-in wardrobes, whilst the family bathroom is fitted with a modern 3-piece-suite in white with bath and a thermostatically controlled shower. Presented to a high standard throughout the house benefits from gas fired central heating run on an economic combination boiler in addition to uPVC double glazing and with a high standard of décor throughout, the property will be ready to move straight into.

LOCATION

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

DIRECTIONS

From the Bramhall office in the middle of the village, proceed in a westerly direction along Moss Lane and baring right at the fork in the road into Acre Lane past the Bottle Stop, take the second turning

thereafter into Yew Tree Park Road. Turn first left into Waltham Drive where the property can be found a short distance on the left hand side. SK8 7QW

TENURE

Freehold - Chief rent £14 per annum

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport Borough Council. Council Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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