

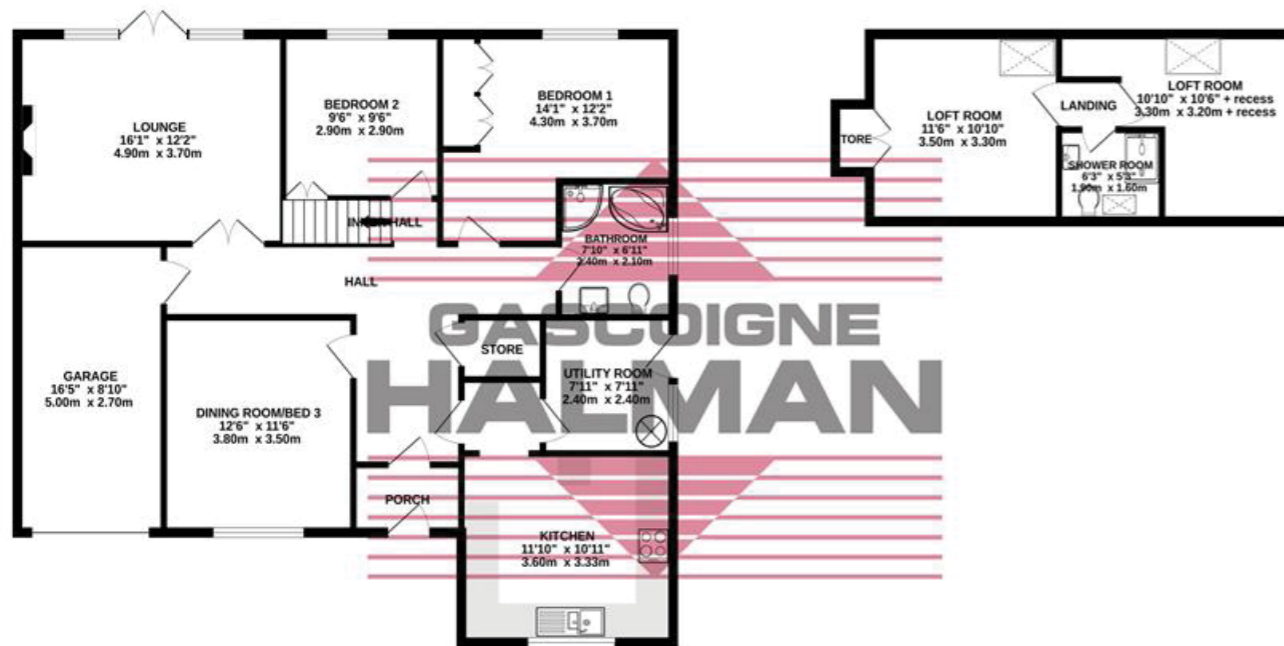
7 SPATH WALK

Cheadle Hulme

£615,000

GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.

1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

Situated in an excellent location in a quiet lane, a deceptively spacious 3 bed detached bungalow plus 2 further loft rooms, easy to maintain gardens, garage with further loft space and NO VENDOR CHAIN.

- NO VENDOR CHAIN
- A deceptively spacious bungalow situated on a private road
- Easy to maintain, private garden
- 3 bedrooms and 2 further loft rooms currently used as bedrooms

- Offering excellent off road car parking
- Impressive 16' lounge with feature fireplace
- Master bedroom with fitted wardrobes
- uPVC double glazing and gas fired central heating

£615,000

7 SPATH WALK

Cheadle Hulme



Spath Walk is situated in an excellent location off Grove Lane in a quiet location and is only shared with a handful of other properties. This spacious detached bungalow must be viewed to be appreciated as external appearance belies genuinely spacious accommodation throughout. Fronted by a concrete print driveway, this provides excellent off road car parking in addition to a good size garage which has an electric up and over door and additional loft space. To the rear there are attractive well-maintained gardens which enjoy ease of maintenance with artificial lawn, flowerbeds and a timber-built storage shed and enjoys an excellent degree of privacy, not being overlooked.

The accommodation has a generous and versatile layout incorporating an impressive T-shaped hall, an impressive 16' lounge with feature fireplace and double doors to outside, whilst the third bedroom is currently being utilised as a dining room. The kitchen is extensively fitted with an excellent range of appliances and benefits from a separate utility room. There are 2 further good size bedrooms, the master of which has fitted wardrobes and a fully tiled bathroom features a 4-piece-suite including a separate shower enclosure. The surprises keep coming with a permanent staircase leading to 2 useful loft rooms which have been utilised as bedrooms over the years and also includes a shower room with an electric shower. Further benefits include uPVC double glazing and gas fired central heating run on an economic combination

boiler. The property offers the further benefit of NO VENDOR CHAIN.

LOCATION

Cheadle offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal Shopping Centre is close by together with access to the A34 by-pass which leads to Handforth Dean and Stanley Green Retail Park. Motorway connections to the M60 are available at both ends of the village, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby Gatley and Cheadle Hulme.

DIRECTIONS

Leaving Bramhall village and Moss Lane, proceed in a westerly direction and after passing Langdale Road take the next

turning on the left into the continuation of Moss Lane. Continue along Moss Lane to the T-junction turning right into Grove Lane and second turning on the left into Spath Walk where the property can be found a short distance on the left hand side. SK87NJ

TENURE

Freehold

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 E

VIEWING

Viewing strictly by appointment through the Agents.

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



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