



**GASCOIGNE
HALMAN**

Ravenoak Road, Cheadle Hulme
£500,000.00

THE AREA'S LEADING ESTATE AGENCY



A charming semi-detached residence nestled in the heart of Cheadle Hulme. This delightful property seamlessly blends period features with modern comforts, offering an inviting and spacious environment for families and professionals alike. Ravenoak Road offers a harmonious blend of period charm and modern convenience. Its spacious interiors, coupled with a delightful garden and prime location, make it an ideal home for those seeking comfort, character, and accessibility

Property details

- Conveniently Located Near Reputable Schools Including Cheadle Hulme High School
- Beautiful Extended Three Double Bedroom Family Home with Ample Reception Rooms & Bathrooms
- Walking Distance to Cheadle Hulme Village & Cheadle Hulme Train Station
- Close to Bramall Park Golf Club With Access to Bramhall Park
- Ample Noticeable Original Features Mixed with Modern Finished Throughout
- Landscaped Low Maintenance Garden Complete with Patio Area and Children's Play Area



About this property

Approaching the property, you are greeted by a well-maintained façade that exudes character and charm. The front garden is neatly landscaped, featuring a driveway which provides convenient off-road parking, leading to the main entrance. The front door, framed by a classic porch, opens into a warm and inviting hall. Stepping into the hall, you are immediately struck by the home's period features, including high ceilings, decorative picture rails and ceiling coving, which add a touch of elegance. The hallway provides access to the main living areas and features a staircase leading to the upper floor. To the left, the spacious living room is bathed in natural light, thanks to a large bay window overlooking the front elevation. The room's focal point is a charming fireplace, perfect for cozy evenings. Neutral décor and elegant flooring create a comfortable and versatile space suitable for both relaxation and entertaining. Adjacent to the living room is a further large reception room which is currently used as a sitting room but could easily develop into a more formal dining room depending on a buyer's needs and requirements. There is ample space for family meals and gatherings but equally the space provides an excellent space for kids and teenagers to relax and play. There is also some useful understairs storage available which is easily accessible. The extended modern kitchen dining room is thoughtfully designed, featuring a range of fitted units providing plenty of storage and worktop space. A centre island unit provides the perfect breakfast bar and is often the centre piece of any social event and family gathering. This spectacular space provides a vaulted ceiling with skylight windows allowing ample light to flood the space. The bi-folding doors seamlessly connect the outdoors with the indoor living accommodation all year round. The feature brick wall to the kitchen as well as the exposed steel beam complement the design and perfectly blend modern finishes with authentic original features. Completing the ground floor accommodation is a utility area as well as a stylish shower room and WC. Ascending the staircase, the leads to two generously sized double bedrooms. The master bedroom, situated at the front of the property, boasts ample space for a king-size bed and includes contemporary fitted wardrobes providing excellent storage. A large window allows for plenty of natural light and a feature fireplace provides noticeable original features helping create a serene and restful atmosphere. The family bathroom is well-appointed with a walk in shower and separate bath and this modern four piece suite includes tasteful tiling, and fixtures that contribute to a clean and contemporary feel. To the second floor is a third double bedroom which offers comfortable accommodation, with sufficient space for a double bed, desk and wardrobe. The eaves provide ample storage solutions whilst a WC & sink provide additional convenience to the top floor. The rear garden is a true highlight of this property. Accessed via the bi-folding doors, it offers a private and tranquil retreat. A paved patio area with fixed bench seating provides the perfect spot for outdoor dining and entertaining, while the expansive artificial lawn is bordered by fencing and a stylish brick wall which continues along to the rear of the boundary. A purpose built kids den and play area to the rear of the garden is certain to keep those children entertained all day long. There is side access to the property which connect the front & rear perfectly and there is even space for a log store to the side of the property.











DIRECTIONS

SK8 7DL

COUNCIL TAX BAND

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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 MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

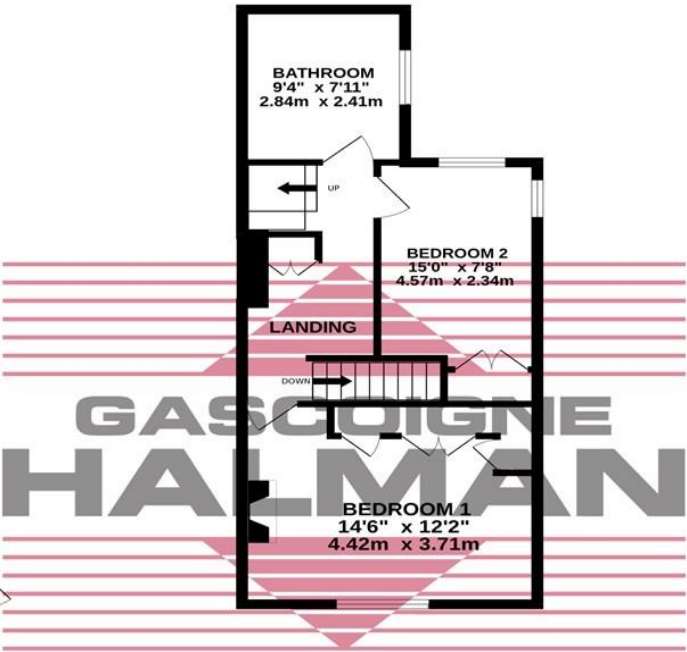
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

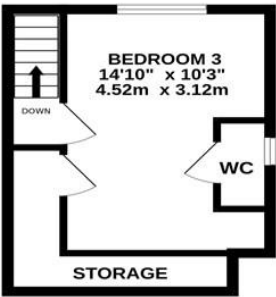
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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