



**GASCOIGNE  
HALMAN**

Malmesbury Road, Cheadle Hulme  
**£625,000.00**

THE AREA'S LEADING ESTATE AGENCY







Malmesbury Road in Cheadle Hulme is a desirable residential street characterised by a mix of homes. Cheadle Hulme is well-served by a range of amenities, including shopping centers, restaurants, and reputable schools. The area benefits from excellent transport links, with Cheadle Hulme railway station providing regular services to Manchester and other nearby cities. Additionally, the proximity to major road networks such as the Wilmslow-Handforth bypass makes commuting straightforward.

## Property details

- Spacious Corner Plot with Panoramic Gardens
- Superb Detached Residence Revealing 1600 sq/ft of Living Accommodation
- Four Well Proportioned Bedrooms with Ample Reception Space & Double Driveway with Integral Garage
- On The Doorstep of Cheadle Hulme High School
- Highly Desirable Residential Location Close to Thorn Grove Primary School & Hursthead Infant & Junior School
- No Onward Chain



## About this property

This superb four bedroom detached family residence occupies a highly desirable location close to Thorn Grove Primary School & Hursthead Infant & Junior School as well as the popular Cheadle Hulme High School. Occupying a large corner plot this inviting family home reveals an entrance porch which in turn leads into a spacious welcoming hallway. As you enter the hallway there is a WC neatly positioned under the stairs whilst a well proportioned living forms a superb reception room. Double sliding doors open into a more formal dining room and these spaces connect really well to allow a more open plan living arrangement but equally the reception rooms can be kept separate to suit any buyers needs. A large kitchen breakfast room provides a comfortable and functional environment for families to gather and socialise and there is ample space for day to day appliances. A conservatory provides a relaxing atmosphere and enjoys views across the rear garden which provides a private west facing aspect. To the first floor there is a magnificent gallery landing which branches out to a large master bedroom complete with a range of fitted wardrobes and a useful store cupboard. The second bedroom is equally as impressive and again provides ample storage with fitted wardrobes. The remaining two bedrooms sit on the adjacent side of the landing but provide an excellent level of space for children and guests. A family bathroom services the first floor and includes a three piece suite and a landing storage cupboard houses a Vaillant boiler which was only fitted in recent years. The loft provides ample headroom and could form magnificent storage or even cater for a loft conversion, subject to any necessary consents. The property is a wonderful family residence with ample opportunities to re-model and/or extend and this will appeal to a range of buyers. The double driveway provides ample parking and an integral garage provides an abundance of storage. The highlight of this property are the panoramic gardens which are beautifully maintained and the borders are well stocked with mature trees, flowers and shrubs, not only providing an excellent degree of privacy, but also offering a wonderful environment to socialise with family and friends. NO CHAIN





















## DIRECTIONS

SK8 7QL

## COUNCIL TAX BAND

E

## 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	69 C	78 C
55-68	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 cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## 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

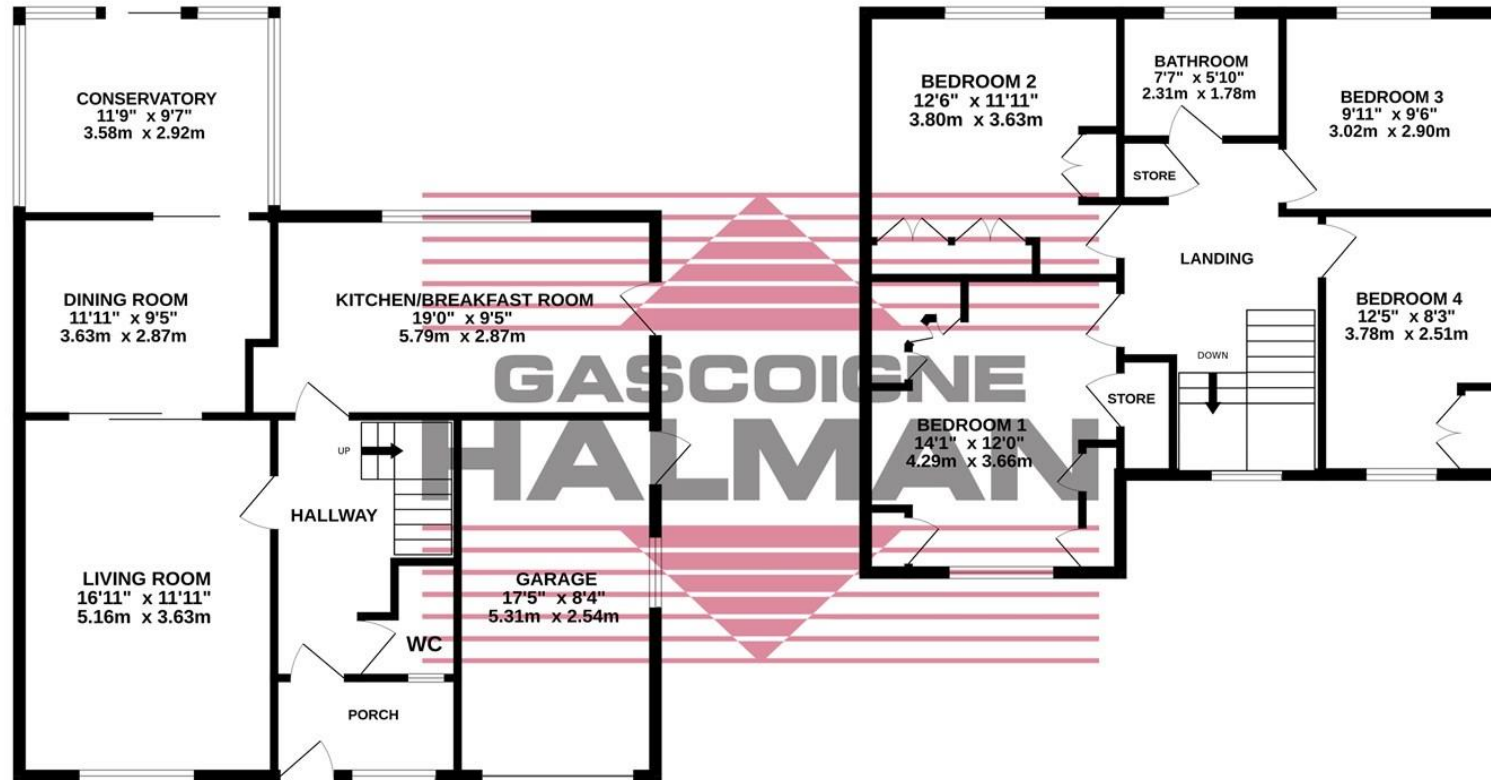
No

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  
898 sq.ft. (83.4 sq.m.) approx.

1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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