



**GASCOIGNE
HALMAN**

Nursery Road, Cheadle Hulme
£650,000.00

THE AREA'S LEADING ESTATE AGENCY



Approaching 1700 sq/ft of wonderful living accommodation, this extended detached family residence reveals an abundance of space throughout. Neatly tucked away towards the head of the cul-de-sac, the property includes a widening corner plot revealing a spacious westerly facing rear garden which is ideal for families. The property is positioned in a highly desirable residential location close to excellent Primary Schools such as Cheadle Catholic Junior School, Bradshaw Hall Primary School as well as Greenbank Prep School & Day Nursery. Equally Cheadle Hulme School and The Cheadle College are on the doorstep providing excellent educational facilities. Cheadle Hulme village is easily accessible and provides an arrange of day to day amenities. Cheadle Hulme train station provides superb transport links with Bramhall & Cheadle also within easy reach. The Wilmslow-Handforth Bypass provides a network of options leading to the M60 whilst also offering appropriate links to Manchester Airport, The setting of this superb four/five bedroom detached home could not be more convenient for educational purposes but also for transport options as well as local amenities within Cheadle Hulme village.

Property details

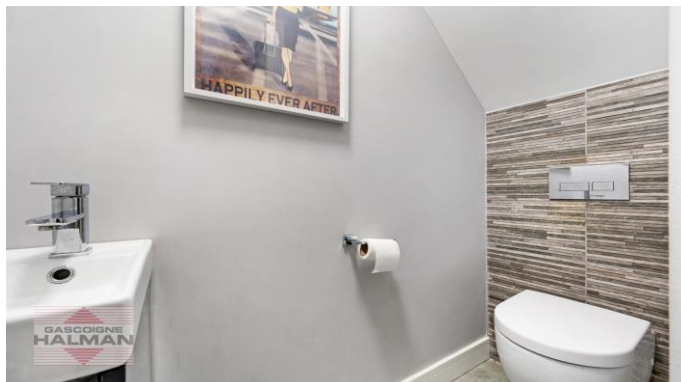
- Walking Distance to Cheadle Hulme Train Station & Cheadle Hulme Village
- Close to Excellent Primary Schools as well as Cheadle Hulme School & The Cheadle College
- Close to Ryecroft Park Sports Club with Tennis, Bowling & Snooker Facilities as well as a Licensed Bar
- Close to Recreational Parks such as Highfield Road Park & Heathbank Park
- Spacious Corner Plot with Westerly Facing Private Established Rear Garden
- Four/Five Bedroom Detached Family Home with Superb Open Plan Kitchen Family Room

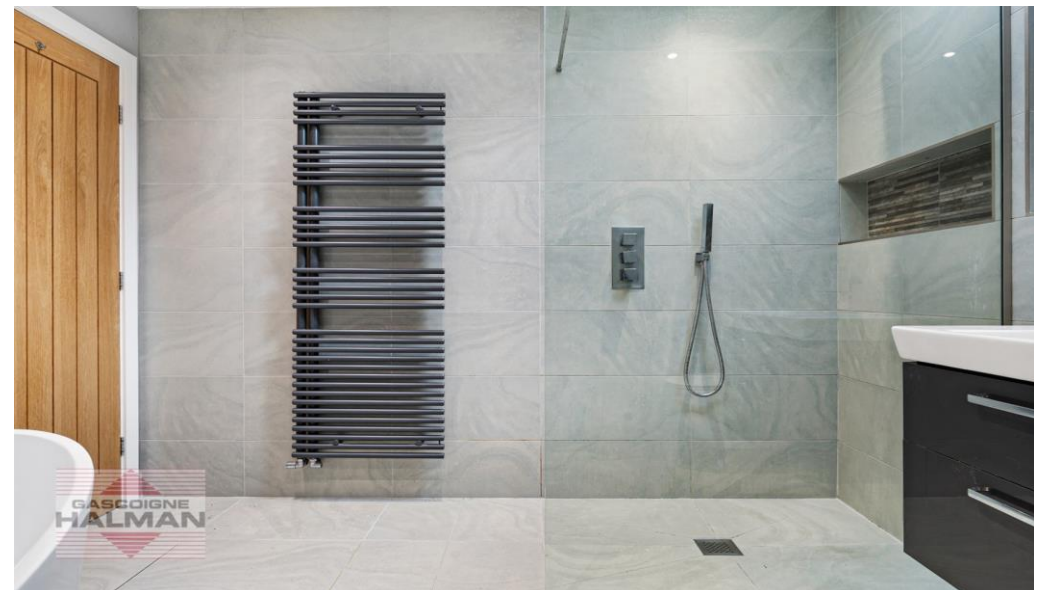


About this property

This family home has been wonderfully extended and reveals an inviting entrance hallway leading to a bay fronted sitting room. Beyond the hallway is an astonishing kitchen family room which is cleverly zoned into a dining area and living area complete with picture window overlooking the private established garden. The kitchen itself is well equipped with a fantastic large kitchen island until with breakfast bar seating area allowing for a sociable living space. There are various fitted appliances, including a coffee station, whilst a contemporary hob and extractor are included in the island. There are concealed pop up electric sockets for use of various day to day kitchen appliances. Bi-folding doors create superb views of the westerly facing garden. A cloakroom with ample floor to ceiling storage is positioned just off the kitchen, as is the utility room which caters to further various day to day appliances. A downstairs WC completes excellent ground floor accommodation. To the first floor there is a large landing which can still be personally customised by installing ones own bannister and balustrade. There are four superb bedrooms including an occasional fifth bedroom or study. To the master bedroom there is a sophisticated en-suite whilst an elegant modern family bathroom provides a four piece suite complete with walk in shower and feature skylight window. Externally there is a driveway which can comfortably park two cars. To the side of the property there is ample space which could easily accommodate a garage or large shed or even a secluded patio area. There is a large private garden to the rear which is ideal for families of any size.









DIRECTIONS

SK8 6HL

COUNCIL TAX BAND

D

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

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

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

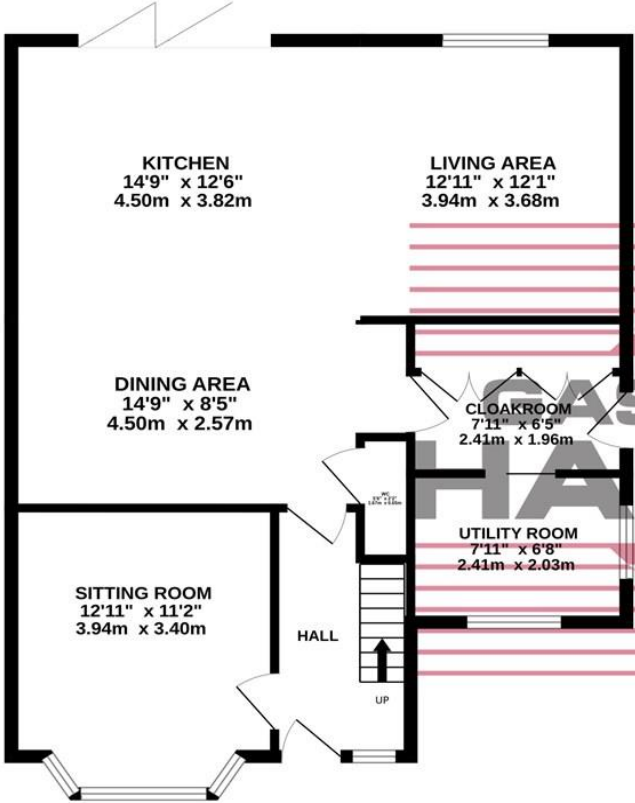
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

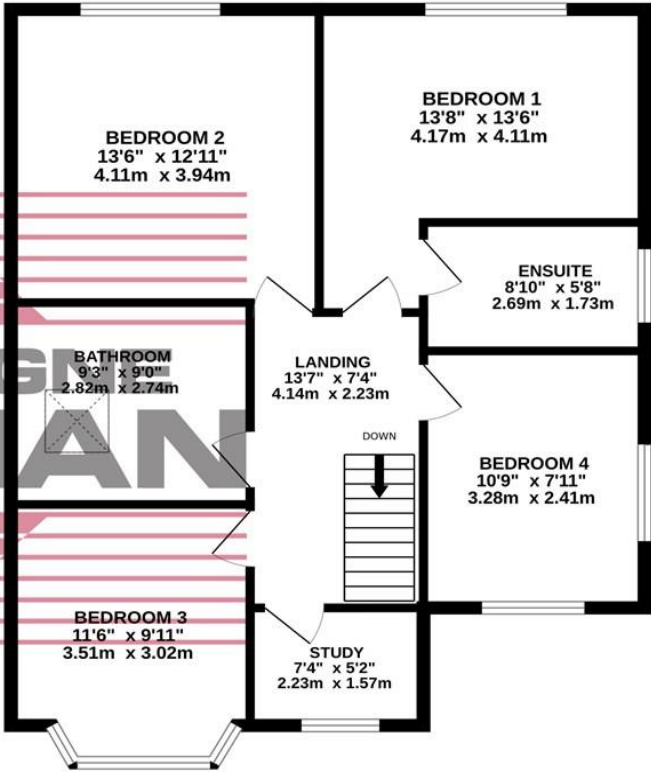
Ask Agent

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GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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