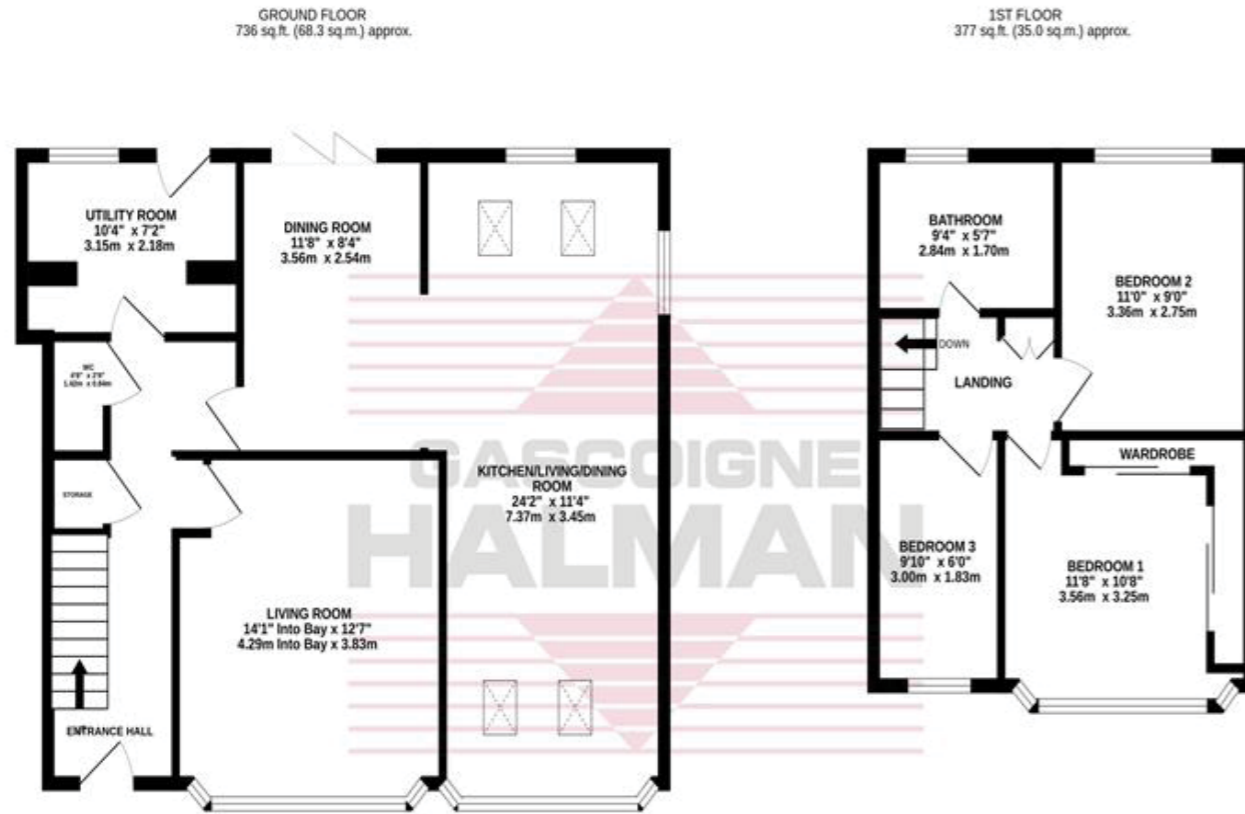


7 EAST DOWNS ROAD
 Cheadle Hulme
£435,000



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Cheadle
 91, High Street, CHEADLE SK8 1AA
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



Set within a tucked away CUL-DE-SAC POSITION, a largely extended and INTELLIGENTLY REMODELLED bay-fronted semi-detached home, boasting a striking OPEN PLAN LIVING/ DINING KITCHEN, with three spacious bedrooms, a secluded landscaped low maintenance garden, and being close to Cheadle Hulme WITHIN CATCHMENT OF LAURUS SCHOOL.

GASCOIGNE HALMAN

- AN INTELLIGENTLY REMODELLED AND EXTENDED BAY-FRONTED SEMI-DETACHED HOME
- ENJOYING AN OUTSTANDING OPEN PLAN LIVING/ DINING KITCHEN
- TWO FURTHER RECEPTION ROOMS
- SET WITHIN A LARGE PLOT WITH LANDSCAPED LOW MAINTENANCE GARDEN

- WITHIN CATCHMENT OF SOUGHT-AFTER SCHOOLS INCLUDING LAURUS CHEADLE HULME
- BENEFITING FROM THREE WELL SIZED BEDROOMS
- MODERN REFITTED FOUR-PIECE FAMILY BATHROOM
- SET WITHIN A POPULAR CUL-DE-SAC CLOSE TO CHEADLE HULME & CHEADLE

£435,000

7 EAST DOWNS ROAD

Cheadle Hulme



Having been comprehensively enhanced and extended, an attractive and substantial bay-fronted semi-detached home, enjoying an outstanding open plan living/ dining kitchen area, and large secluded plot, whilst being ideally located close to Cheadle Hulme and popular schools. The stylish home begins with a welcoming entrance hall with renewed varnished wood-style flooring, to the front is a spacious bay-fronted living room with feature fireplace, with the main hub of the home an extended and substantial open plan living/ dining kitchen, boasting a range of base and wall units with feature island, impressive vaulted ceiling with multiple skylights, integrated appliances, living room area, and a separate

dining area with bi-folding doors to the garden. There is also a useful extended utility room with a single door to the rear garden, and a separate w/c. To the first floor, off the spacious landing, are three well sized bedrooms, and a modern refitted four-piece bathroom complete with separate shower cubicle. Externally the home enjoys a large corner plot, with a generous driveway to the front offering off-road parking for multiple vehicles, whilst to the rear is an attractively landscaped low maintenance rear garden with fenced boundaries, raised maturely planted border, grey Indian stone patio seating area, astroturf lawn, and a useful covered side storage area.

* PLEASE NOTE - Disclaimer: Building regulation completion certificates are not in place for the utility room extension and garage conversion. *

LOCATION

Cheadle Hulme provides for everyday shopping needs and Cheadle Hulme railway station provides commuter services to both Stockport and Manchester. The area is also well served by both educational and recreational facilities. For the commuter there is easy access to the motorway network from the A34 link road, whilst nearby Stockport station offers Intercity connections to the North West. Alternatively, the A34 Wilmslow bypass provides easy access onto Kingsway and also the out of town shopping centres of Handforth Dean and

Cheadle Royal which in turn lead to the North West motorway and Manchester International Airport.

DIRECTIONS

SAT NAV: SK8 5ES

TENURE

Leasehold with an original term of 999 years, beginning in 03/03/1955, with an annual ground rent of £7.

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 through the Agents.

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



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GASCOIGNE HALMAN