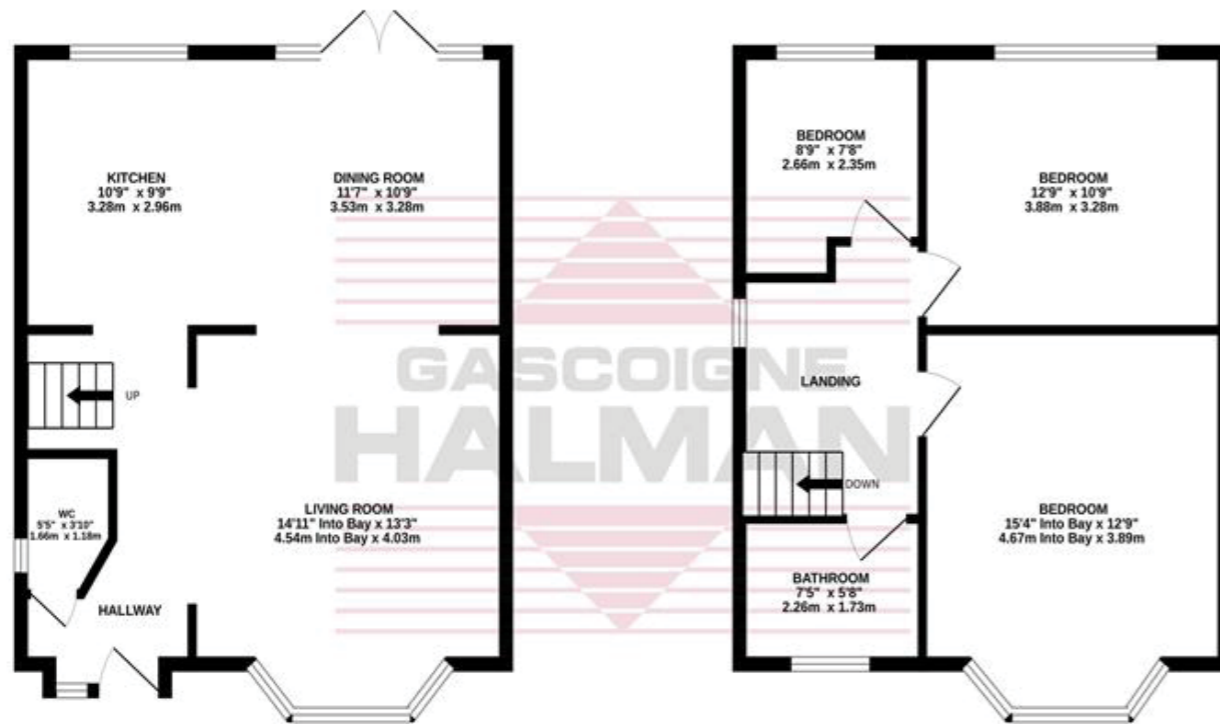


96A BROOKFIELD ROAD
 Cheadle
£440,000

GROUND FLOOR
 502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
 497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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

An outstanding RECENTLY CONSTRUCTED bay-fronted DETACHED HOME, boasting IMPRESSIVE OPEN PLAN LIVING, with two reception rooms, STYLISH BREAKFAST KITCHEN, and three spacious bedrooms, set on a LARGE GATED CORNER PLOT, and being within easy reach of Cheadle, POPULAR SCHOOLS and key transport links.

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

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GASCOIGNE HALMAN

- AN SUBSTANTIAL MODERN OPEN PLAN GROUND FLOOR LAYOUT
- 10 YEAR NEW BUILD WARRANTY
- AN OUTSTANDING RECENTLY CONSTRUCTED DETACHED HOME
- STYLISH BREAKFAST-STYLE KITCHEN WITH INTEGRATED APPLIANCES

- TWO GENEROUS RECEPTION ROOMS
- BOASTING THREE SPACIOUS DOUBLE BEDROOMS
- ENJOYING A LARGE CORNER PLOT WITH SECLUDED REAR GARDEN
- CONVENIENTLY LOCATED CLOSE TO CHEADLE VILLAGE, POPULAR SCHOOLS AND TRANSPORT LINKS

£440,000

96A BROOKFIELD ROAD

Cheadle



Still within it's infancy having only been constructed in 2021, a handsome and stylish bay-fronted detached home, enjoying an enviable corner plot with extensive enveloping gardens, whilst complemented by intelligently designed and impressive modern accommodation over two floors.

Set behind a gated entrance with mature hedging, the home is approached via a charming walkway flanked by slate beds, with attractive red-brick elevations and slate roof and bay-frontage.

Entry is provided via a modern composite front door, revealing a bespoke modern open plan ground floor layout, beginning with a well sized entrance hall with

separate w/c, to the right is a large bay-fronted living room, leading to a versatile dining room complete with double doors opening to the rear garden, with a modern stylish breakfast kitchen enjoying a range of base and wall units, with peninsular breakfast bar, marble-grain style work surfaces and attractive brick-style tiled splashbacks.

To the first floor, off the generous galleried landing, are three well sized bedrooms, with bedroom one enjoying bay-frontage and being particularly large, and a modern bathroom complete with white suite, chrome fittings, and modern grey tiled surfaces.

Externally the home occupies a large corner plot, with private low maintenance front garden accessed via two pedestrian

gate, with flagged walkway and slate beds, whilst to the rear is a large lawned garden with fenced boundaries, planted border, flagged seating area with walkway, and benefiting from double gates to provide off-road parking.

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

SK8 1ES

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 through the Agents.

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



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