



**GASCOIGNE
HALMAN**

Burnham Close, Cheadle Hulme, Stockport
Asking Price £425,000

THE AREA'S LEADING ESTATE AGENCY



Available with no vendor chain, this well-appointed four/five bedroom family home is located in a desirable Cheadle Hulme cul-de-sac. Close to Cheadle Hulme Village and popular local schools. the property offers a versatile layout with three reception rooms, a modern kitchen, bathroom and a downstairs WC. Externally, it features a double driveway and a low-maintenance garden with a decked patio.

Property details

- No vendor chain
- Four/five bedroom link-detached.
- Cul-de-sac positioning.
- Beautifully presented throughout.
- Block paved double driveway.
- Perfect family home.
- Close proximity to popular primary & secondary schools.



About this property

This beautifully presented four/five bedroom family home, located in a sought-after cul-de-sac in Cheadle Hulme, is offered for sale with no onward chain. Ideally situated, it provides easy access to Cheadle Hulme Village and falls within the catchment area for highly regarded schools such as Cheadle Hulme Primary, Bradshaw Hall, Cheadle Catholic, and Cheadle Hulme High School.

The adaptable ground floor layout includes three distinct reception rooms. A spacious living room with full-width windows and French patio doors overlooks the rear garden, while the separate dining room connects to a converted garage currently used as a lounge, which could also serve as an additional fifth bedroom. The ground floor is further complemented by a modern kitchen and a convenient downstairs WC.

Upstairs, there are four generously sized bedrooms and a bright, white-tiled family bathroom. Additional features include a block-paved double driveway at the front and a well-maintained, enclosed rear garden with artificial turf and a full-width timber deck patio.

Early viewings are highly recommended. Call now to register your interest.









DIRECTIONS

SK8 6DN

COUNCIL TAX BAND

C

TENURE

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		82 B
69-80	C		
55-68	D	62 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

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

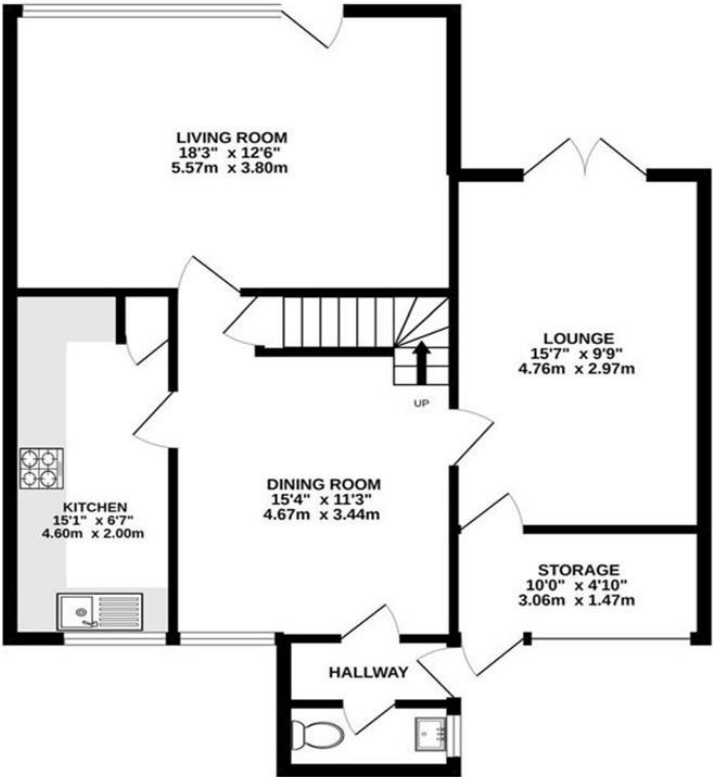
SOURCES OF FLOODING

HAS PROPERTY BEEN FLOODED IN 5 YEARS

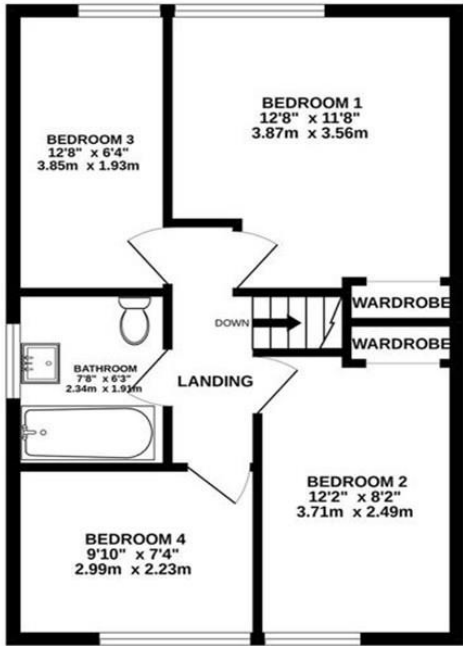
No

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GROUND FLOOR



1ST FLOOR



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