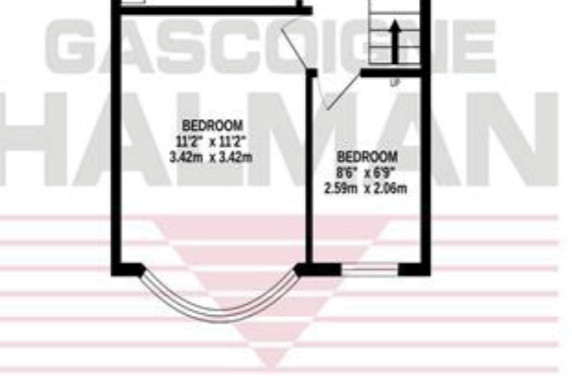
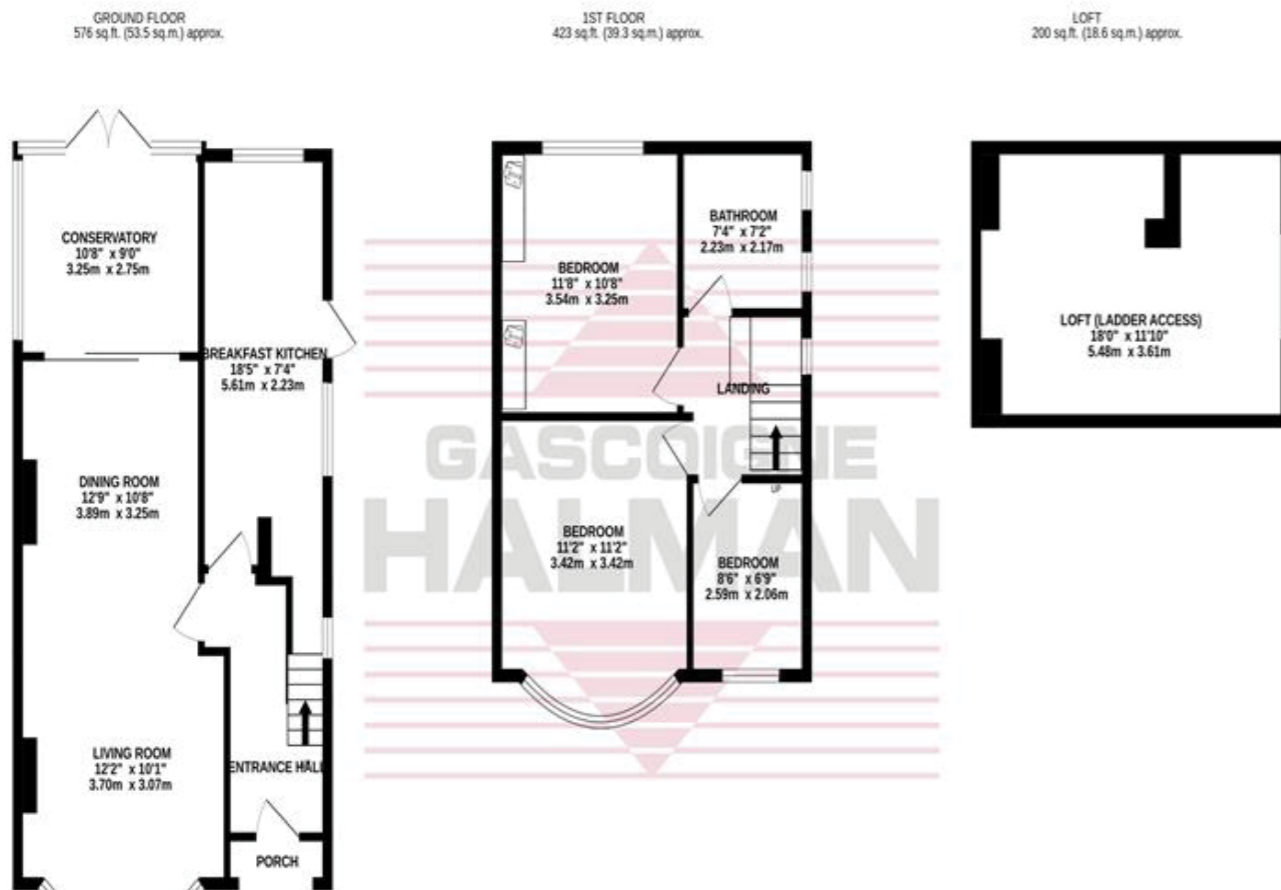


34 NEWBOLT ROAD
 Cheadle
£375,000



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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 attractive EXTENDED bay-fronted semi-detached home, conveniently close to Cheadle Village and it's amenities, enjoying two reception rooms, an EXTENDED AND REFITTED KITCHEN, three spacious bedrooms and AN IMPRESIVE REFITTED BATHROOM, with CHARMING ORIGINAL FEATURES, and a secluded rear garden.
 NO CHAIN

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- AN ATTRACTIVE AND EXTENDED BAY-FRONTED SEMI-DETACHED
- OCCUPYING AN IDYLIC CU-DE-SAC POSITION CLOSE TO CHEADLE VILLAGE
- TWO SPACIOUS RECEPTION ROOMS PLUS A USEFUL CONSERVATORY

- EXTENDED REFITTED BREAKFAST KITCHEN
- THREE WELL SIZED BEDROOMS
- A WEALTH OF ORIGINAL FEATURES THROUGHOUT
- SECLUDED LOW MAINTENANCE REAR GARDEN
- USEFUL DRIVEWAY OFFERING PARKING FOR MULTIPLE VEHICLES

£375,000

34 NEWBOULT ROAD

Cheadle



Occupying a sought-after and secluded cul-de-sac setting close to Cheadle village, a handsome and extended bay-fronted semi-detached residence, boasting a wealth of stylishly enhanced accommodation including a generous refitted breakfast kitchen, attractive and modern family bathroom, with a private low maintenance rear garden and useful driveway.

The attractive home begins with a useful storm, opening to a welcoming entrance hall with dado railing, to the left is a large bay-fronted living room with wall-hung feature fire, leading on to a spacious dining room complete with sliding doors, providing access to a versatile conservatory with double doors to the rear garden. Ahead of the hall

is an extended and refitted kitchen, with a range of base and wall units, single door to the side, and dining table space. To the first floor, off the landing, are three well sized bedrooms, with bedroom one enjoying bay frontage and bedroom two boasting fitted wardrobes, whilst there is also a stylishly refitted family bathroom with attractive fully tiled surfaces.

The property also benefits from a partially converted loft area, accessed via a drop down ladder, with side window and boarded floor, providing an ideal storage room and offering scope for conversion subject to permissions. Externally to the front the home enjoys a half-walled frontage with gravelled garden, and a large resin-bound driveway

extending to the side, whilst to the rear is a low-maintenance garden, with astroturf lawn, flagged patio, hardstanding area, and fenced boundaries.

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 2AH
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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