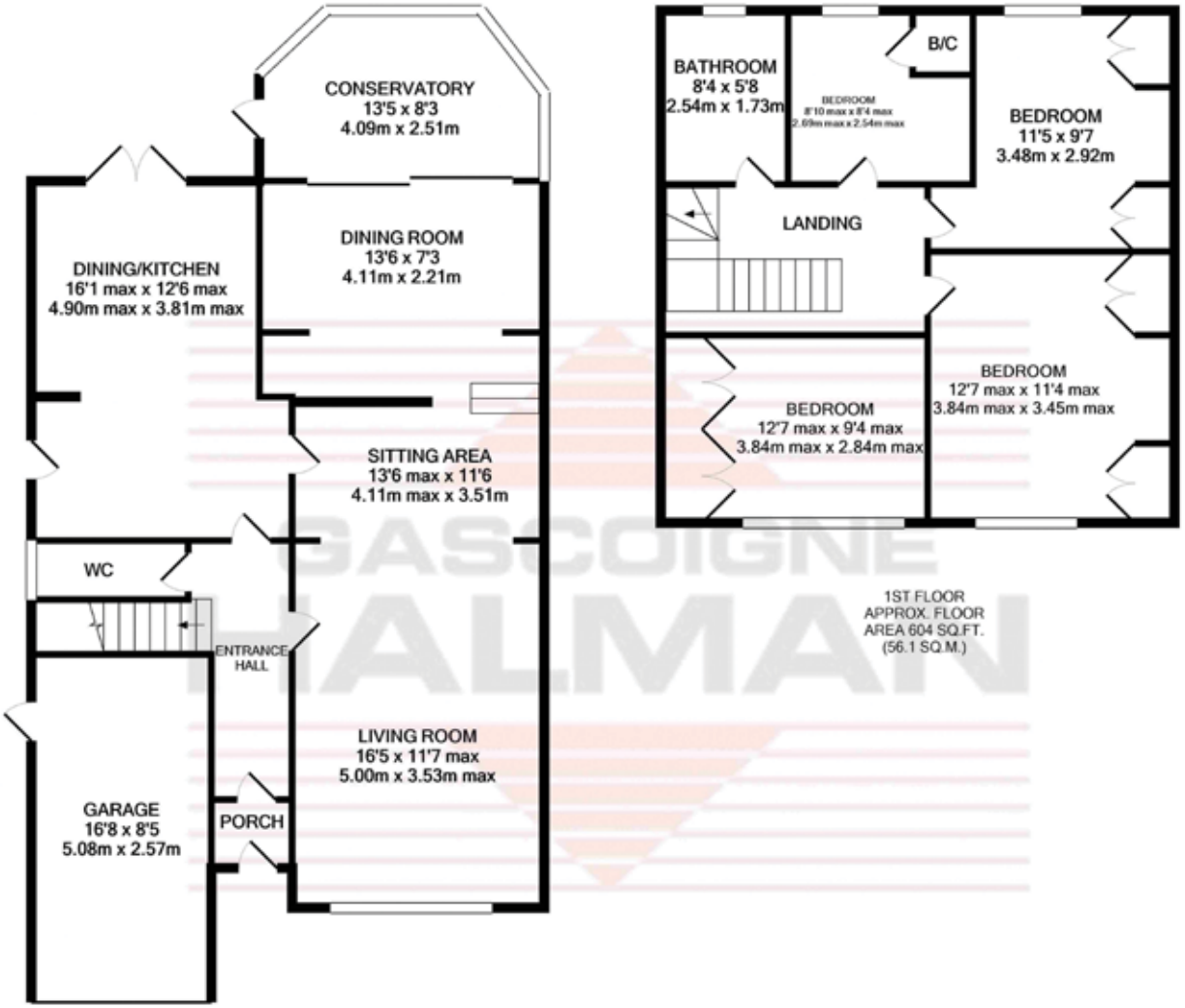


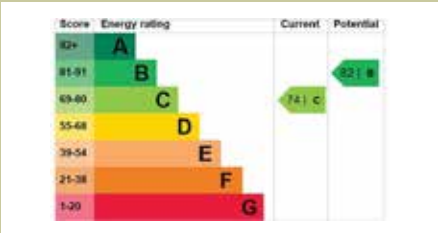
21 CHEADLE ROAD  
Cheadle Hulme  
£450,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 983 SQ.FT.  
(91.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1587 SQ.FT. (147.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2021



**NOTICE**  
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



An attractive and deceptively spacious  
DETACHED FAMILY HOME, conveniently  
positioned CLOSE TO POPULAR SCHOOLS,  
Cheadle, and Cheadle Hulme, whilst offering  
generous accommodation including FOUR  
BEDROOMS, OPEN PLAN KITCHEN, and  
private rear garden, plus useful GARAGE.

GASCOIGNE HALMAN



- An Attractive And Generous Detached Family Home
- Ideally Located Close To Excellent Schools, Cheadle, Cheadle Hulme And Local Amenities
- Enjoying Substantial Family Accommodation With Cavernous Living Room, Dining Room And Conservatory
- Boasting Four Well Sized Bedrooms, Three With Fitted Wardrobes

- Open Plan Refitted Dining Kitchen With Charming French Doors To The Garden
- Modern Refitted Family Bathroom
- Well Sized And Private Rear Garden With Large Patio Area
- Large Driveway Offering Ample Off-road Parking, Plus Useful Garage

**£450,000**

**21 CHEADLE ROAD**

Cheadle Hulme



#### DESCRIPTION

Enjoying a fine setting ideally positioned close to excellent local schools, and within easy reach of Cheadle and Cheadle Hulme, a deceptively spacious and well presented four bedroom detached family home. The attractive accommodation begins with a useful entrance porch, welcoming entrance hall, cavernous living room with feature fireplace, family room opening to a raised dining room, whilst there is a separate extended dining kitchen with a range of base and wall units and offering twin access to the rear garden. There is also a useful downstairs w/c and a charming conservatory.

To the first floor, off the generous landing, are four well sized double bedrooms, three enjoying fitted wardrobes, and a modern refitted family bathroom complete with attractive tiling. Externally the home benefits from a large frontage with hardstanding driveway offering ample off-road parking for multiple vehicles, whilst to the rear is a private garden with raised patio area and lawned garden.

#### 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

For SatNav users: SK8 5HL

#### TENURE

TBC by Solicitors

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections

#### LOCAL AUTHORITY

Stockport Metropolitan Borough Council

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**