

## 1 Pembroke Close, Cheadle Hulme

£535,000 Freehold

Four Bedroom Detached Home • Well-Presented Throughout • Well-Maintained Gardens • Open Field Rear Views • Three Reception Rooms • Cul-De-Sac Location • Tenure - Freehold • Council Tax Band - F/ EPC Rating C



Welcome to Pembroke Close, a beautifully presented four DOUBLE bedroom detached home positioned on a peaceful cul-de-sac within close proximity to local amenities, schools and travel links.

Council Tax band: F

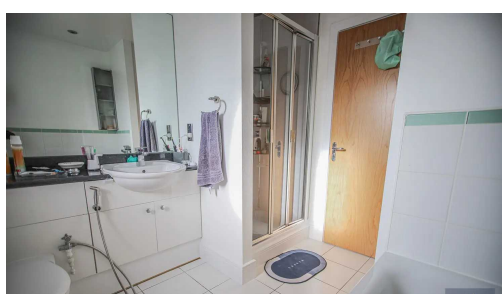
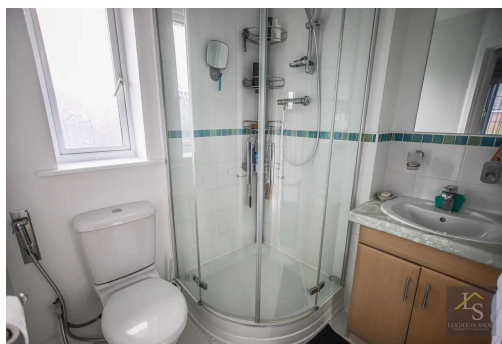
Tenure: Freehold

EPC Energy Efficiency Rating: C

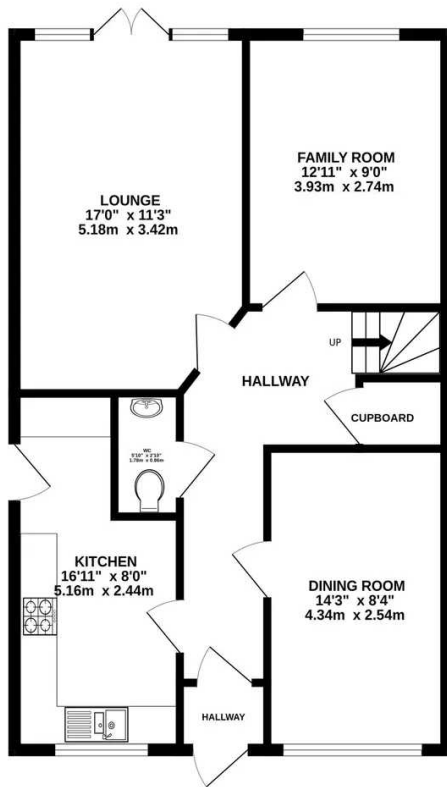
EPC Environmental Impact Rating: C



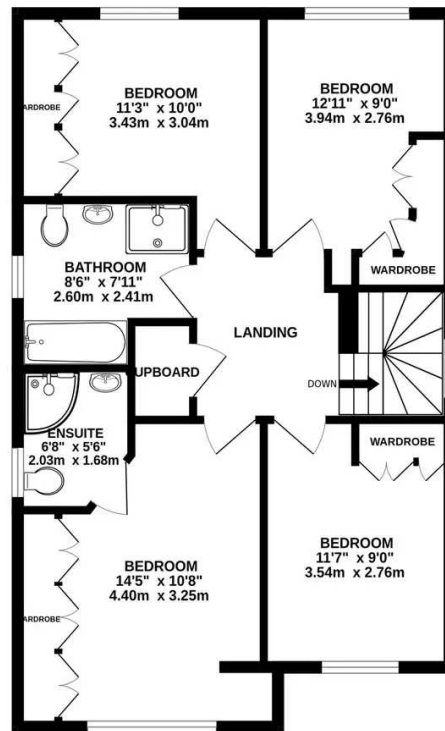
- Four Bedroom Detached Home
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- Three Reception Rooms
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GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.9 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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Welcome to Pembroke Close, a beautifully presented four DOUBLE bedroom detached home positioned on a peaceful cul-de-sac within close proximity to local amenities, schools and travel links. The property boasts excellent space throughout and is the perfect set up for a family home, with the current occupier having also converted the garage into a third reception room, which also could be utilised as a utility room/ dining room. With superbly maintained gardens surrounding, the property also overlooks playing fields, giving plenty of privacy. Viewings are highly recommended to appreciate this wonderful home.

Set behind a paved driveway with off-road parking for three vehicles, the property is entered upon a porch and then through to the entrance hallway, with access to each ground floor room. There are three reception rooms in total, one of which has been converted from a garage and is used as a utility room/ dining room, whilst the other two are positioned to the rear, with the main living room benefitting with double French patio doors leading out to the rear garden. The kitchen is located to the front and hosts a range of wall and base units, and includes integrated appliances including; five stove gas hob with an extractor over, double ovens, microwave, and a double draining sink with a touch tap over. Completing the ground floor is a downstairs WC and an understairs storage cupboard.

To the first floor, there is a large, light and airy landing which offers access to the loft with a loft ladder. There are four double bedrooms, each occupying all four corners of the family home. Each bedroom boasts integrated floor-to-ceiling wardrobes, whilst the main bedroom also features a three-piece ensuite shower room. The main bathroom is a four-piece suite comprising; panelled bath, shower cubicle, wash basin and low level WC.

Externally, the private rear garden offers a lovely space and is mainly stone tiled with a lawn area positioned toward the end of the garden. There is also a brick built barbeque with storage, electric canopy/ awning and a shed with power/ lighting and heating.



