



5 Pingate Lane South, Cheadle Hulme

£535,000 Freehold

Four Bedroom Semi Detached Home • Beautiful Rear Garden • Three Reception Rooms & Conservatory • Two Bathrooms & Downstairs WC • Gym/ Office & Store Outbuilding • Tenure - Freehold • Council Tax Band - C/EPC Rating D



THREE RECEPTION ROOMS**WELL-PRESENTED THROUGHOUT**BEAUTIFUL REAR GARDEN**MULTI-USE OUTBUILDING**OFF-ROAD PARKING**TWO BATHROOMS**UTILITY ROOM & DOWNSTAIRS WC**EXTENDED

Council Tax band: C

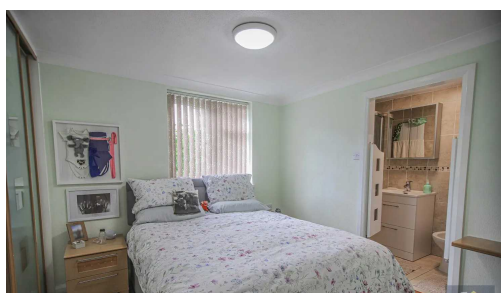
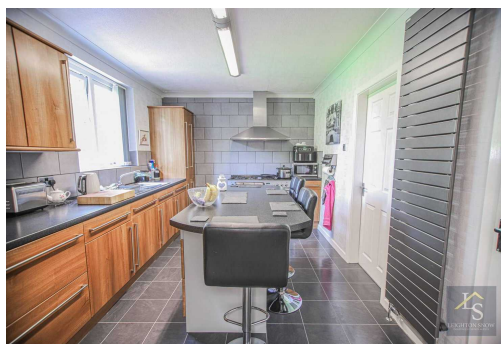
Tenure: Freehold

EPC Energy Efficiency Rating: D

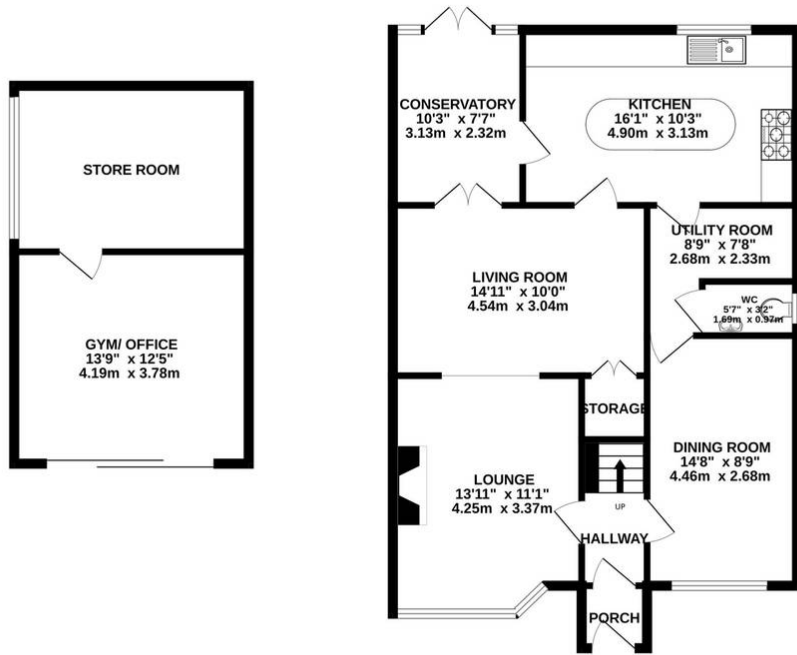
EPC Environmental Impact Rating: D



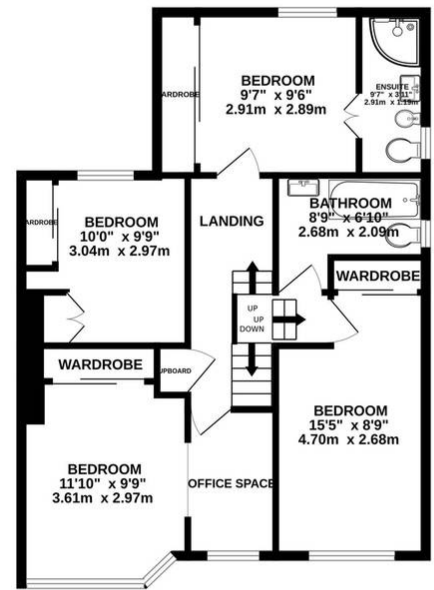
- Four Bedroom Semi Detached Home
- Beautiful Rear Garden
- Three Reception Rooms & Conservatory
- Two Bathrooms & Downstairs WC
- Gym/ Office & Store Outbuilding
- Tenure - Freehold
- Council Tax Band - C/EPC Rating D



GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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A well-presented, extended four-bedroom semi-detached home which boasts an abundance of space with three reception rooms, conservatory, utility room, two bathrooms, WC and a fantastic multi-use outbuilding which is currently used as a gym but could be an ideal home office. With off-road parking for multiple vehicles, there is also a beautiful West-facing rear garden mainly laid to lawn and offering fantastic privacy. Positioned within close proximity to Manchester rugby club, the property is also in the catchment for the 'Outstanding' Cheadle Hulme High School.

Positioned behind a paved driveway, the property is entered through a porch and then into the hallway with access to the first two reception rooms, located either side which include the dining room and the lounge which boasts a bay window to the front elevation and through access to the living room, with an understairs storage cupboard and double patio doors leading to the light conservatory. The kitchen is situated to the rear and features a range of wall & base units and integrated appliances comprising; a range cooker with an extractor over, dishwasher, stainless steel sink with mixer taps over, space for an American fridge/ freezer and a kitchen island with drawers under. Completing the ground floor is a handy utility room, home to the washer and dryer, and a downstairs WC.

To the first floor there are four well-proportioned bedrooms, three of which are spacious doubles. The main bedroom sits at the rear of the property and benefits from a four-piece en-suite shower room. The second bedroom boasts an additional office space that could be utilised as a walk-in-wardrobe. The family bathroom comprises a three-piece suite including bath with shower over, WC and wash hand basin.



