



## 18 Yew Tree Park Road, Cheadle Hulme

Freehold

WEST-FACING REAR GARDEN • LARGE DRIVEWAY • EXTENSIVELY EXTENDED AND COMPLETELY RENNOVATED IN 2023/2024 • FIVE DOUBLE BEDROOMS, THREE EN-SUITES • STUNNING OPEN-PLAN KITCHEN • HIGH-END SPECIFICATION THROUGHOUT, WITH EXQUISITE ATTENTION TO DETAIL • BOASTING APPROX. 3,460 SQUARE FOOT • TENURE - FREEHOLD  
• CTB - E / B • SINGLE GARAGE



Boasting over 3,400 sq ft is this beautifully crafted FIVE DOUBLE BEDROOM, FOUR BATHROOM detached home on the Cheadle Hulme/Bramhall border, sitting in catchment for HURSTHEAD PRIMARY SCHOOLS and the highly sought-after CHEADLE HULME HIGH SCHOOL. Having been extensively and meticulously EXTENDED and RENOVATED this is a wonderful and deceptively expansive family home offering all the space a growing family could need. Finished to EXACTING STANDARDS with a contemporary décor, this home is ready to move straight in to. For sale with NO ONWARD CHAIN.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Having been originally built as a single storey home in the 1970's this property boasts a generous plot, and has been fully remodelled to create a five double bedroom, three story family home. Sitting back from the road behind a walled driveway providing generous off-road parking, a storm porch gives way to a large entrance hall with turning staircase and glass balustrade. There are two large reception rooms sitting off the hallway, with the open-plan dining kitchen sitting at the foot of the hallway and spanning the width of the property. This is a huge space, with bespoke kitchen cupboards and drawers sitting under Quartz worktops, bi-folding doors provide access out to the large elevated composite decking in the West-facing rear garden, and there is generous space for a living area, as well as a large dining table and chairs. A utility room sits off the kitchen and provides further storage and worktop space, and allows access into the integral garage. There is also a large walk-in pantry off the kitchen providing further storage.

To the first floor there is a spacious landing with three double en-suite



Council Tax band: E

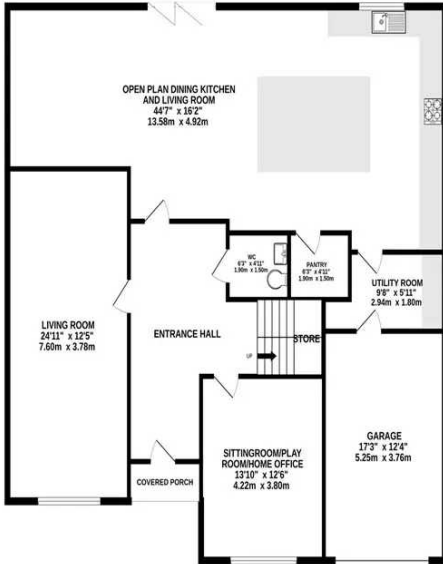
Tenure: Freehold

EPC Energy Efficiency Rating: C

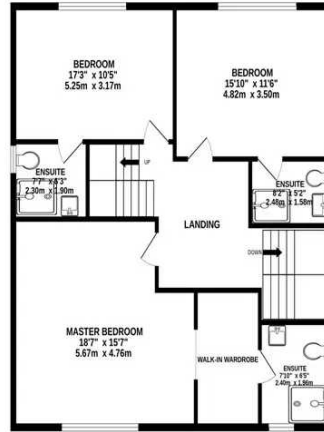
EPC Environmental Impact Rating: D



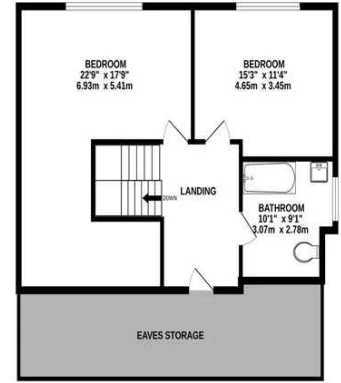
GROUND FLOOR  
1766 sq.ft. (164.0 sq.m.) approx.



1ST FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



2ND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 3460 sq.ft. (321.4 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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