

32 Fountains Road, Cheadle Hulme

£470,000 Freehold

Three Bedroom Semi-Detached Property • Fitted Kitchen With Integral Appliances • Off-Road Parking For Multiple Vehicles • Lovely Well-Maintained Gardens • Four Reception Rooms • Two Double Bedrooms With Integral Cupboards • A Single Carport • Plenty Of Scope To Further Extend – subject to planning • CTB D / EPC RATING D

TENURE – FREEHOLD



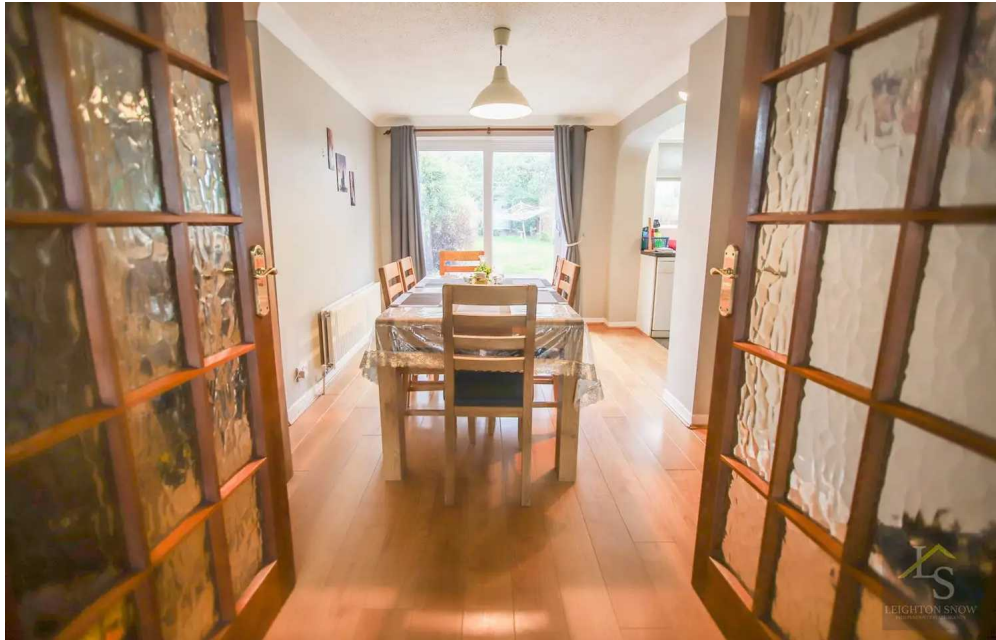
A charming, extended three bedroom semi-detached family home with four reception rooms, off-road parking for several cars and a long stretching rear garden.

Council Tax band: D

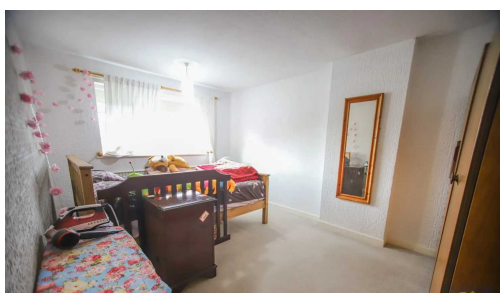
Tenure: Freehold

EPC Energy Efficiency Rating: D

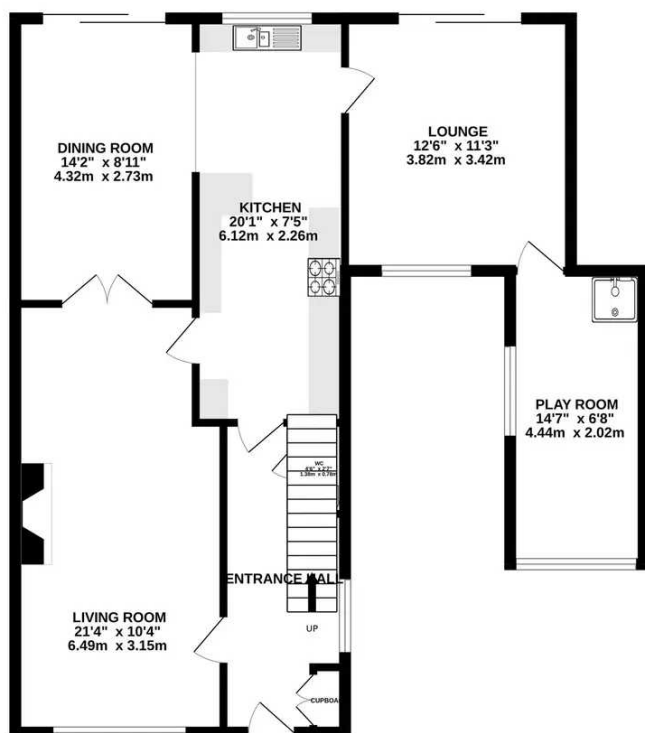
EPC Environmental Impact Rating:



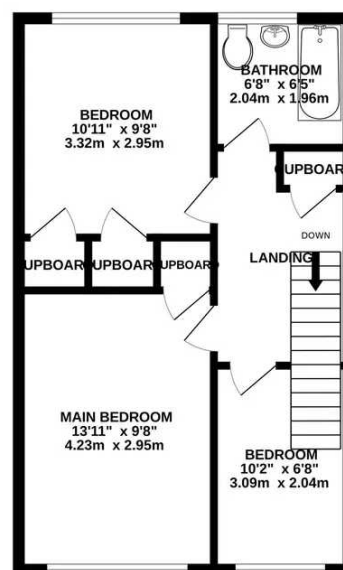
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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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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A charming, extended three bedroom semi-detached family home with four reception rooms, off-road parking for several cars and a long stretching rear garden. The property is located on the popular 'Hursthead' estate and has links to excellent schools and amenities. There is also the potential to further extend/develop the property to both the side and rear (subject to planning).

You enter the property into the entrance hallway which has stairs leading to the first floor. The first reception room is the living room which is set at the front of the house and has a gas fire and double doors leading onto the dining area. The dining room has sliding doors to the rear garden and there is also open access to the kitchen which comprises; a double draining sink with mixer taps over, a four stove Neff' gas hob with a further two induction hobs next to them and an extractor over, integral double Neff' ovens, an American fridge/freezer, dishwasher and washing machine. A sitting room is situated off the kitchen at the rear of the property and has further sliding doors to the rear garden. Completing the ground floor is the playroom which includes a cubical shower.

To the first floor, there are three bedrooms with two being doubles and including integrated storage. The bathroom is a three-piece suite which includes a panelled bath with an overhead shower, wash basin and low-level WC. The landing also has a storage cupboard and access to the loft.

To the front of the property, there is a lawned garden with plants and shrubs, plenty of off-road parking for multiple vehicles and a single carport. To the rear, there is a stone paved patio area which leads to the long stretching, laid to lawn garden which has the additional benefit of not being overlooked.



