

1 Kings Road, Cheadle Hulme

£525,000 Freehold

THREE DOUBLE BEDROOMS • GENEROUS CORNER PLOT • GARAGE • CLOSE TO SOUGHT-AFTER SCHOOLS AND LOCAL AMENITIES • IMMACULATE THROUGHOUT • LARGE LIVING SPACE • OPEN-PLAN BREAKFAST KITCHEN



Positioned on a corner plot with a generous frontage providing super kerb-appeal is this beautifully-presented three bedroom semi-detached home. Boasting spacious accommodation over two floors, the property boasts a truly expansive living room alongside a modern open-plan breakfast kitchen. The three bedrooms are all doubles and the bathroom offers a tranquil spa-like space to relax. Benefitting further from a refurbishment in 2022 to include new bathroom and kitchen, new windows, new electric garage door, new boiler and an external re-render. Council Tax band: D

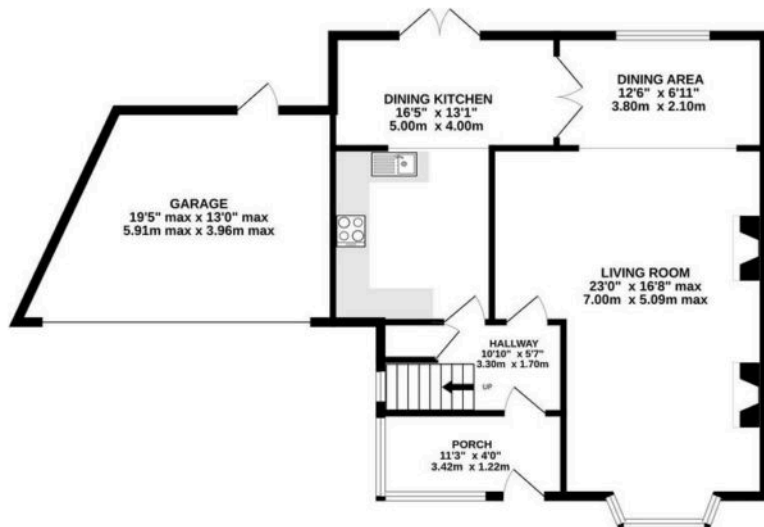
Tenure: Freehold



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GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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 large entrance porch provides access into the entrance hallway. The porch is a generous space with plenty of room for coat and shoe storage, allowing the hallway to offer a warm welcome. The living room is a truly impressive space offering dual aspect windows along with two fireplaces providing characterful focal points and a cosy feel to such a large room. There is a bay window at the front, and at the rear the extension provides generous space for a large dining table and chairs. There are double doors from the dining area into the dining area of the kitchen, which can also be accessed from the entrance hall. The kitchen is a beautiful space with Howdens cupboards and drawers sitting under Quartz worktops. Integrated appliances include NEFF dishwasher and hob and well as a double oven and warming drawer. There is access out to the rear garden from the kitchen via patio doors. To the first floor the three bedrooms are all well-proportioned and the master benefits from fitted wardrobes providing super storage. The bathroom is a fabulous space with dark tiles providing a luxurious feel. A stylish nickel sink sits on a vanity with drawer storage under, and a rainfall shower sits over the bath alongside a freeholding shower. There is a separate WC off the landing with the beautiful porthole window. The windows throughout the house are adorned with French shutters.

Externally the garden was landscaped in 2022 and offers a large composite deck that sits off the patio doors from the kitchen. This is a wonderful space to sit and relax in the warmer months and it leads down to a lawn with a charming pergola tucked away in the top corner. Fully enclosed by wooden fencing there is also rear access into the garage. The garage is a generous 'v'-shaped space with an electric door providing access to the driveway at the front. The driveway provides excellent space for off-road parking and sits alongside a front lawn.



