



9 Victoria Avenue, Cheadle Hulme

Freehold

FOUR BEDROOM SEMI-DETACHED • CHARACTER PROPERTY • CHEADLE HULME VILLAGE LOCATION • THREE RECEPTION ROOMS • DINING KITCHEN WITH VAULTED CEILING AND SKYLIGHTS • SPACIOUS UNCONVERTED CELLARS



A truly beautiful Edwardian Cheshire-semi, steeped in character and charm, and offering versatile space over three floors. Perfect for any growing family and sitting in the heart of Cheadle Hulme village, this large home is well-presented throughout, with modern décor adapted to sympathetically reflect the age of this wonderful home. With four bedrooms, two bathrooms, three large reception rooms, alongside a beautiful dining kitchen with vaulted ceilings, there is plenty of space on offer with the bonus of unconverted cellars.

Council Tax band: E

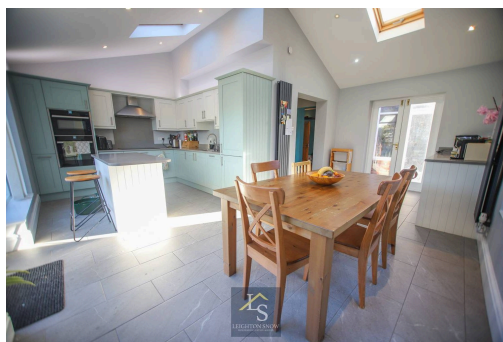
Tenure: Freehold

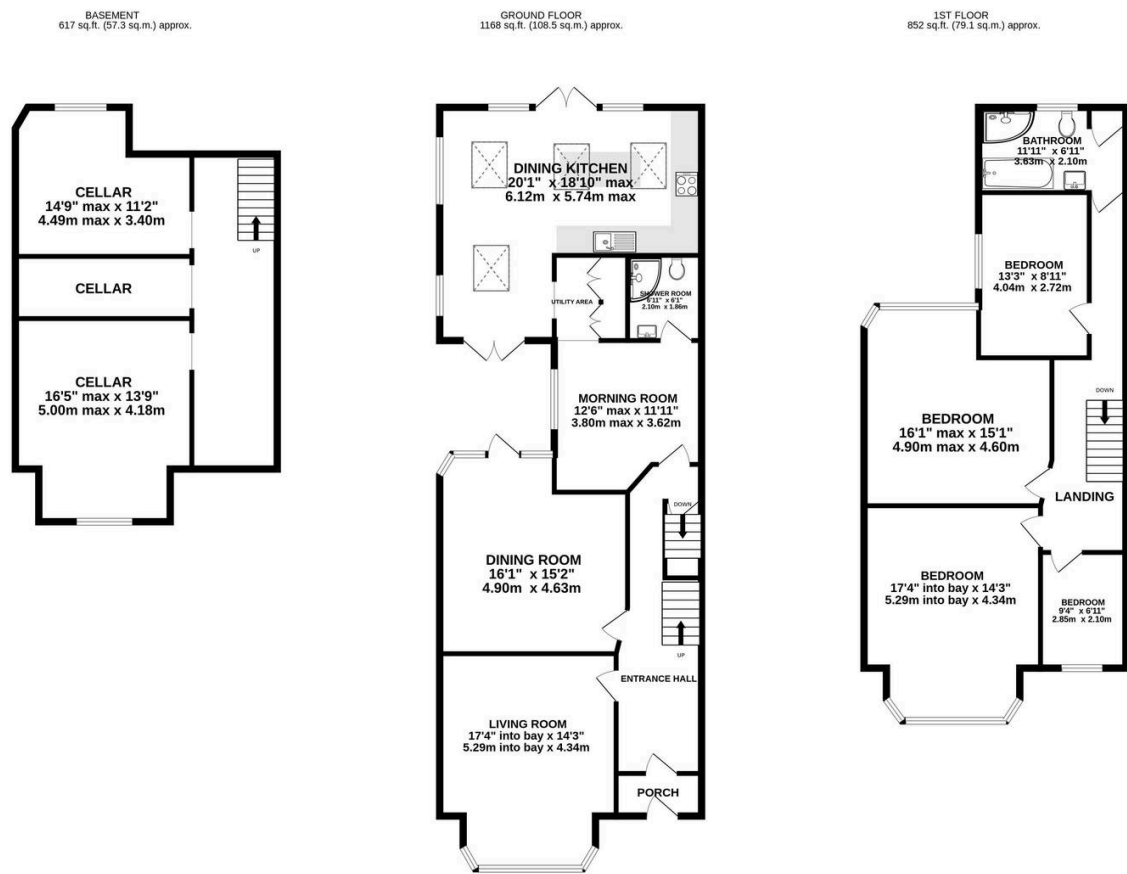
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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TOTAL FLOOR AREA : 2637 sq.ft. (245.0 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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This fabulous home offers superb kerb appeal with an imposing bay windows with beautiful stained glass. The original stained glass has been preserved and set within double glazing. The ground floor offers three reception rooms, a spacious dining kitchen and a shower room. The reception rooms are large and boast characterful fireplaces, with the living room at the front also boasting a substantial bay window. The dining room at the rear provides external access out to a charming inner courtyard. The dining kitchen offers modern shaker-style cupboards and drawers with vaulted ceilings incorporating skylights flooding the room with plenty of natural light. There are patio doors from the kitchen leading out to the raised decking of the rear garden. An added bonus is a utility area sitting between the kitchen and morning room, which provides superb storage.

The lower ground floor is accessed from the hallway and provides two large chambers sitting off a substantial hallway chamber and an additional narrower chamber. The space offers good head height and has excellent potential to be converted (subject to planning) and is an extremely handy storage area as it is.

The first floor provides four bedrooms comprising of three doubles and a single, and the family bathroom. The master bedroom sits at the front of the house and benefits from the large bay window above the living room as well as a fireplace providing a characterful focal point. The family bathroom is modern and boasts a four piece suite with bath, large corner shower, wash hand basin and WC. The landing is a generous area allowing plenty of space for a desk or bookcase.

Externally the rear garden is a good space and is mainly laid to lawn enclosed by mature hedging and wooden fencing. There is a large raised deck that provides a wonderful space for alfresco dining, and plenty of room down the side of the house for additional storage, and leading to the front where the driveway provides off-road parking alongside mature flower beds and more hedging. An inner courtyard sits between the kitchen and dining room and is accessed via patio doors off both rooms. Additional mention must be made of the solar panels helping keep running down.



