



## 33 Rushfield Road, Cheadle Hulme

Offers Over £325,000 Leasehold

THREE BEDROOM SEMI-DETACHED • COMING TO THE MARKET FOR THE FIRST TIME SINCE BUILT • SOUTH-WEST FACING GARDEN • SINGLE GARAGE • CLOSE TO SOUGHT-AFTER SCHOOLS AND EXCELLENT TRANSPORT LINKS • NO ONWARD CHAIN



This wonderful three bedroom semi-detached home is offered for sale for the first time since it was built over 65 years ago. Having been a much loved family home for over six decades it is now ready for a new owner to make it their own. Boasting a beautiful south-west facing rear garden the property is offered for sale with no onward chain.

Council Tax band: C

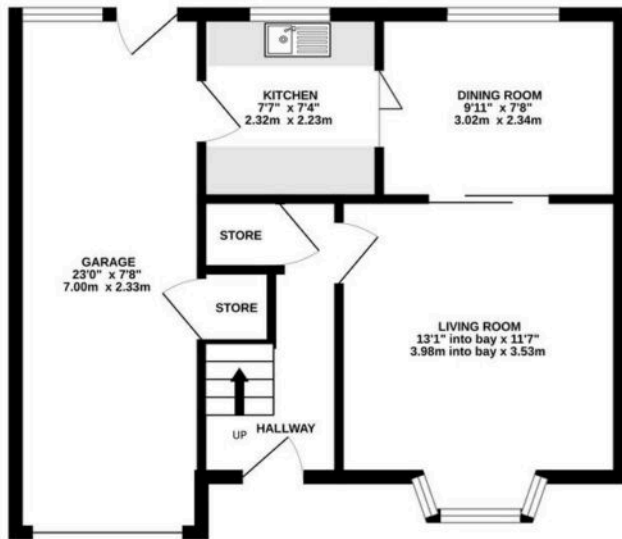
Tenure: Leasehold



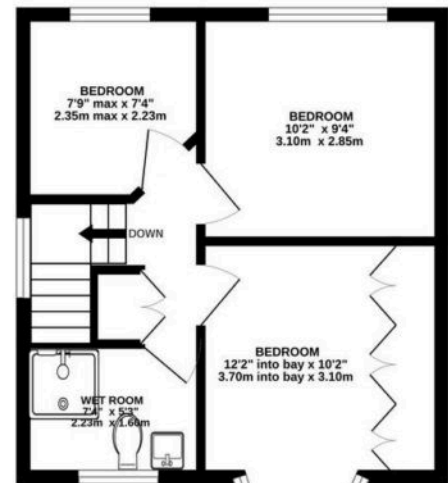
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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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33 Rushfield Road has been well-maintained and cared for over the years although is in need of cosmetic updating. There is also super potential to extend and re-configure, subject to planning permission. The property sits behind a driveway and lawn with access into the garage via up and over door. The front door leads into the entrance hall with understairs storage cupboard and stairs leading to the first floor. The living room sits at the front of the property with a bay window and gas fireplace. The room opens into the dining room at the rear with lovely views out over the garden. Adjacent to the dining room is the kitchen which in turn provides internal access into the single garage. The garage is a great space for storage and provides a rear door out to the garden.

To the first floor the bedrooms comprise of two doubles and a single. The master bedroom sits above the living room and offers another lovely bay window as well as fitted wardrobes. The shower room is a modern wet-room boasting fully-tiled floors and walls with an open shower, wash hand basin and WC. Off the landing sits a cupboard providing further storage.

Externally the garden is a great sun-trap benefitting from a south-westerly aspect and is laid mainly to lawn and enclosed by wooden fencing. There is scope to extend the house at the rear (subject to planning) and retain a good-sized garden. This is a brilliant home and offers a new owner the opportunity to make the house their own.



