

87 The Circuit, Cheadle Hulme

£550,000 Leasehold

Five bedrooms, two bathrooms • Gardens to two sides • Easy reach of local amenities and excellent transport links • Immaculate throughout • Stunning open-plan dining kitchen • School catchment for Cheadle Hulme High School



An immaculate and cleverly extended five bedroom semi-detached home in a superb Cheadle Hulme location close to 'Outstanding' schools including Cheadle Hulme High School. Light and spacious throughout with gardens to two sides this wonderful family home offers excellent and versatile space, perfect for a growing family.

Council Tax band: C

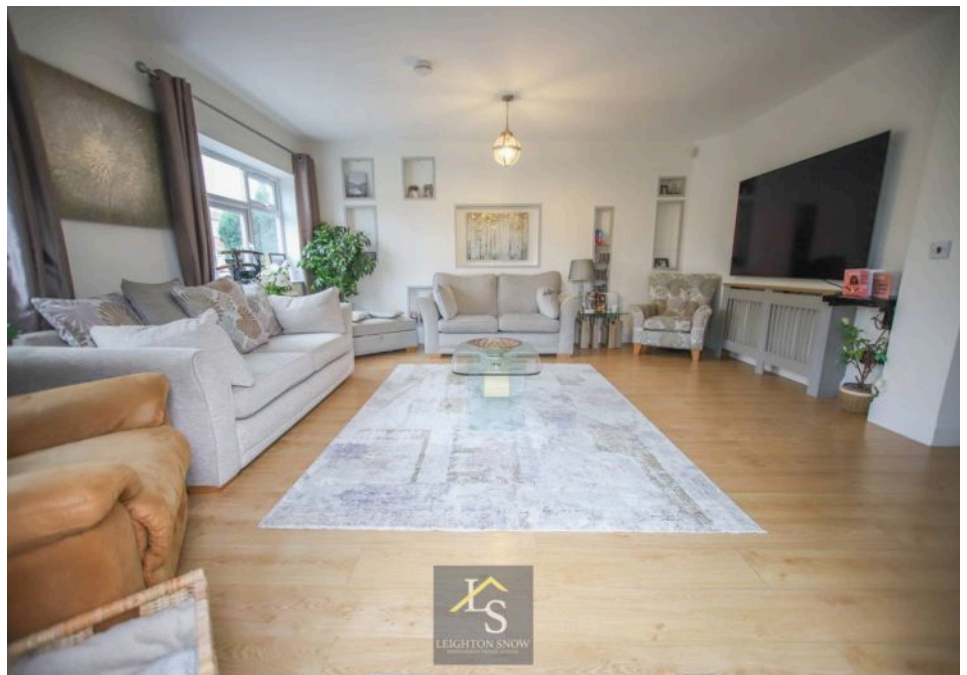
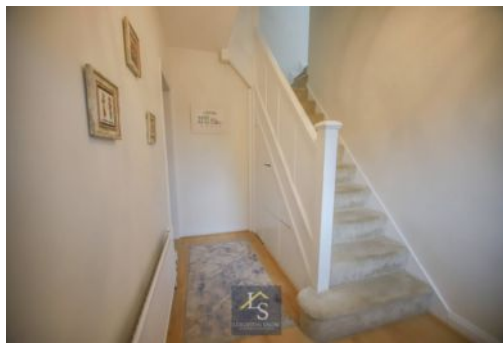
Tenure: Leasehold

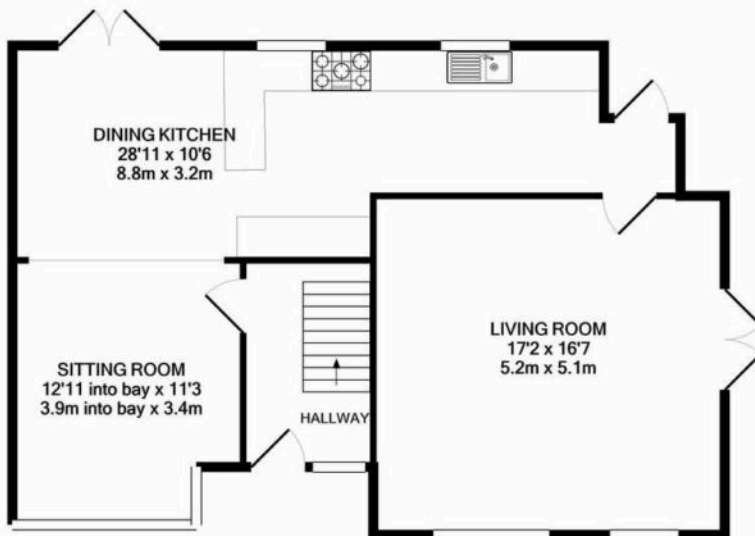
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

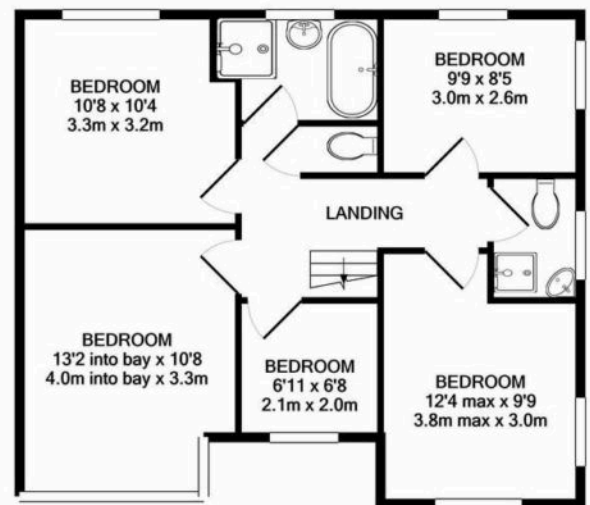


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- School catchment for Cheadle Hulme High School





GROUND FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To the ground floor there are three spacious reception rooms. These comprise of a large dual aspect living room with patio doors out to the side garden, and a dining and sitting room benefitting from a lovely open-plan aspect with bay window to the front and patio doors at the rear providing access onto the rear garden. The dining area opens into the modern kitchen with an abundance of storage space sitting under Quartz worktops. The kitchen includes washing machine, tumble drier, dishwasher, fridge/freezer and wine fridge.

To the first floor there are five bedrooms. Four of these bedrooms are doubles and two offer a lovely dual aspect allowing in plenty of natural light. There is a family bathroom with roll top bath, shower and wash hand basin and a separate WC. The family bathroom benefits from underfloor heating. There is the added bonus of a wet room comprising shower, wash hand basin and WC.

Externally the rear garden offers a lovely south-westerly facing aspect. The garden is made up of two areas, one boasts a paved patio with astro-turfed lawn, and the other a decked patio with lawn. Both sides are enclosed by wooden fencing and there is further space at the side for a wood store. At the front of the property there is a paved driveway providing ample off-road parking.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

