

## 50 Tenby Drive, Cheadle Hulme

£460,000 Freehold

FULLY RENOVATED THROUGHOUT IN 2022 • IMMACULATE THREE BEDROOM SEMI-DETACHED • LANDSCAPED SOUTH-FACING GARDEN • QUIET CUL-DE-SAC IN THE HEART OF CHEADLE HULME • BEAUTIFUL OPEN-PLAN DINING KITCHEN • 0.3 MILES TO CHEADLE HULME TRAIN STATION



A beautiful three bedroom semi-detached home sitting on a quiet cul-de-sac in the heart of Cheadle Hulme village. Having been extensively renovated and remodelled during 2022 the property is in immaculate condition throughout with a sleek and contemporary attention to detail. Close to sought-after schools as well as superb transport links this home has it all, style, location and a beautiful finish.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

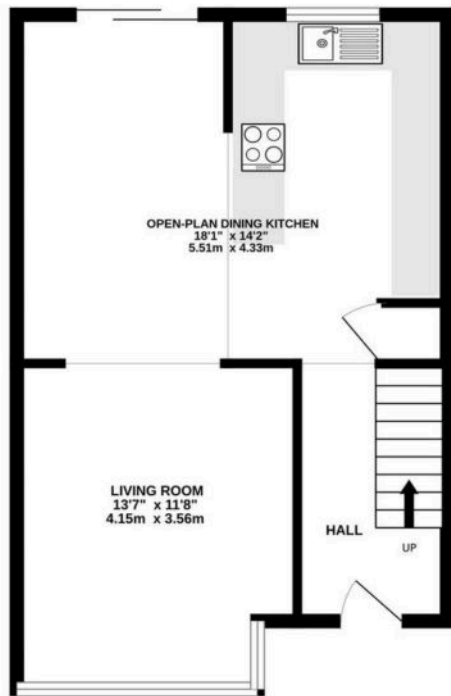
EPC Environmental Impact Rating: D



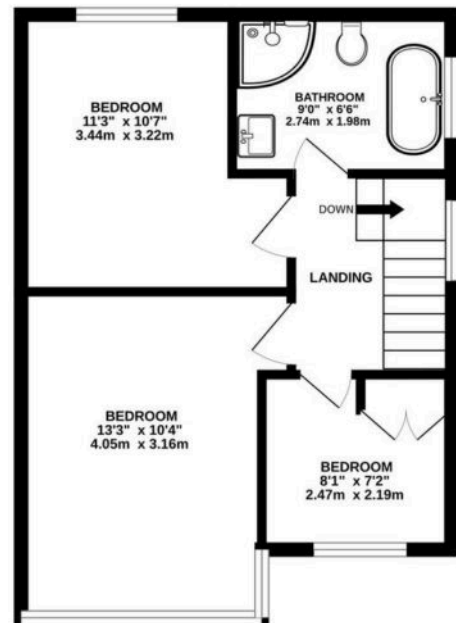
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GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Positioned at the head of a quiet cul-de-sac with a beautiful south-facing rear garden this property is perfectly positioned for all the popular shops and restaurants that Cheadle Hulme has to offer, as well as being in catchment for sought-after schools including Cheadle Hulme High School. Transport links are also close by with Cheadle Hulme train station sitting only 0.3miles away. The house itself is immaculate and has been meticulously renovated throughout. Sat behind a block-paved driveway with EV-charging point, a composite front door provides access into the hallway where durable and stylish LV flooring runs seamlessly into the open-plan dining kitchen. This is a brilliant space spanning the width of the property and providing access out on to the south-facing garden. The kitchen itself boasts shaker-style cupboards and drawers with integrated appliances to include oven, oven/microwave, plate warming drawer, wine fridge, fridge/freezer, induction hob, washing machine and dishwasher. The dining area opens into the living room with lush carpet and a contemporary electric log-burner style fireplace and bay window. To the first floor there are three bedrooms and a bathroom. The bedrooms comprise of two generous doubles, and a third single with fitted wardrobes. The bathroom is a contemporary four piece suite with black hardware. There is a standalone bath, large corner shower with crittall-style doors, WC and wash hand basin.

Externally the rear garden has been thoughtfully landscaped to create a low-maintenance space. There is a large deck that sits off the dining area and provides a lovely space to sit and relax. From there sits an astro-turf lawn and raised flower beds enclosed by wooden fencing. There is generous space to the side of the property where a wooden fence provides access to the driveway at the front of the house.





