



## 8 Woodfield Road, Cheadle Hulme

£595,000 Leasehold

LARGE SOUTH-WEST FACING GARDEN • FOUR DOUBLE BEDROOMS • CHARACTER FEATURES THROUGHOUT • WELL-PRESENTED • TWO BATHROOMS • THREE RECEPTION ROOMS PLUS STUDY • CATCHMENT FOR CHEADLE HULME HIGH SCHOOL





A beautiful semi-detached home bursting with period features and characterful décor. Deceptive from the road this wonderful family home boasts four double bedrooms, two bathrooms, three reception rooms, study, large breakfast kitchen, utility room and downstairs WC. Also benefitting from sitting in the Cheadle Hulme High School catchment, and a fantastic south-westerly facing rear garden the cherry on top!

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings contained herein, 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.  
Made with Metropac C5025

This is a deceptively spacious property that has been thoughtfully extended to create a brilliant family home with a versatile layout that can grow and adapt with a families needs. There are three reception rooms comprising a living room at the front of the house showcasing a bay window with stained glass and a charming feature fireplace. A sitting room opens into a dining room at the foot of the hallway and provides a generous open-plan space with another fireplace providing a warm focal-point. From here double doors open into a large breakfast kitchen with generous worktop and storage space and plenty of room for a table and chairs. Off the kitchen sits a superb and fully-fitted utility room that leads into a study with bespoke shelving and double doors leading out to the rear garden. There is a WC sitting off the hallway that completes the ground floor. To the first floor there are four well-proportioned and generous double bedrooms, two of which boast fitted wardrobes. The master bedroom offers two windows overlooking the beautiful rear garden, and an en-suite shower room. There is another bathroom off the landing that comprises bath with shower over, WC and wash hand basin.

Externally the rear garden benefits from a south-westerly facing position with mature trees and hedging providing a lovely private aspect. There is a paved patio that sits off double doors from the kitchen and study and wraps round the rear of the house allowing the perfect spot for al-fresco dining. At the front of the house a paved driveway sits behind a brick wall and provides all-important off-road parking.









