



59 Vicarage Avenue, Cheadle Hulme

£650,000 Freehold

FOUR BEDROOM DETACHED • THREE BATHROOMS • BEAUTIFUL REAR GARDEN • WELL-PRESENTED THROUGHOUT •
 GENEROUS DRIVEWAY • SCHOOL CATCHMENT FOR CHEADLE HULME HIGH SCHOOL AND HURSTHEAD PRIMARY SCHOOLS



This marvellous family home sits proudly on a generous plot on a hugely popular Cheadle Hulme road. Sitting in catchment for the sought-after Cheadle Hulme High School as well as Hursthead Junior and Infant schools and positioned in easy reach of both Cheadle Hulme and Bramhall villages. The property itself is beautifully presented throughout and, having been loved by its current owners for nearly 30 years, is ready for a new family to make it their own.

Council Tax band: E

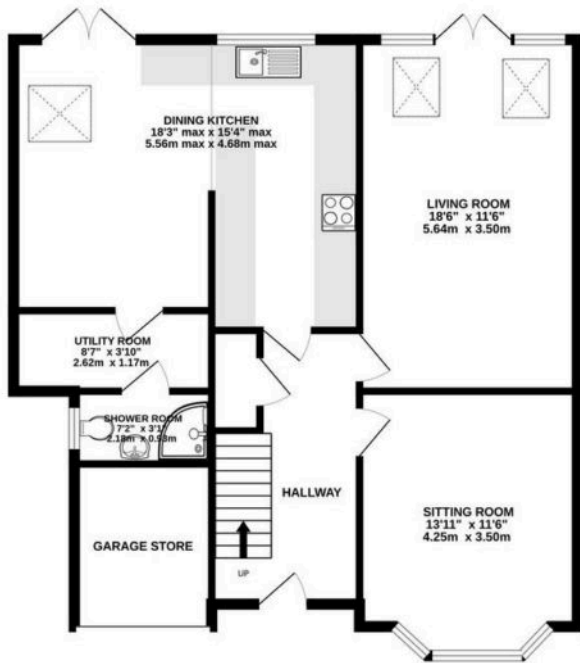
Tenure: Freehold



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GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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Sitting behind a generous driveway providing plenty of off-road parking, there is an oak-framed canopy that offers a warm-welcome into the spacious entrance hall. The two reception rooms sit to the right of the hallway, with the sitting room at the front boasting a large bay window, and the extended living room at the rear with a skylight set above patio doors leading out to the rear garden. The dining kitchen sits at the foot of the hallway and is a wonderful L-shaped room with skylights to two elevations allowing in plenty of natural light. Patio doors lead out to the gardens and there is generous space for a dining table and chairs. Off the kitchen sits a handy utility room and a shower room beyond.

To the first floor there are four well-proportioned bedrooms and two bathrooms. The bedrooms comprise of three large doubles, and a fourth single, with the master bedroom boasting a modern en-suite shower room. The family bathroom is a recently renovated space and boasts a modern four-piece suite comprising walk-in shower, bath, WC and wash hand basin.

Externally the rear garden is a beautiful space laid mainly to lawn with herbaceous borders offering a great level of privacy. A pergola sits in the far corner and provides a charming space to sit and relax whilst there is a further patio off the dining room that runs across the rear of the house. There is space down the side of the property allowing access for bins and bikes.



