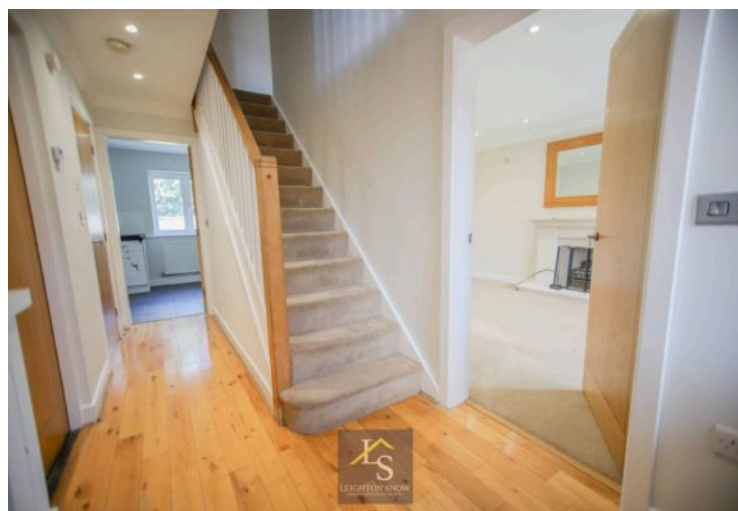




1 Glenville Close, Cheadle Hulme

£545,000 Leasehold

NO ONWARD CHAIN • PRIVATE GARDEN SITTING ADJACENT TO PLAYING FIELDS • FOUR BEDROOMS, TWO BATHROOMS
• OPEN-PLAN LIVING AND DINING ROOM • LIGHT AND SPACIOUS CONSERVATORY • QUIET CUL-DE-SAC WITH
CHILDRENS PLAY AREA



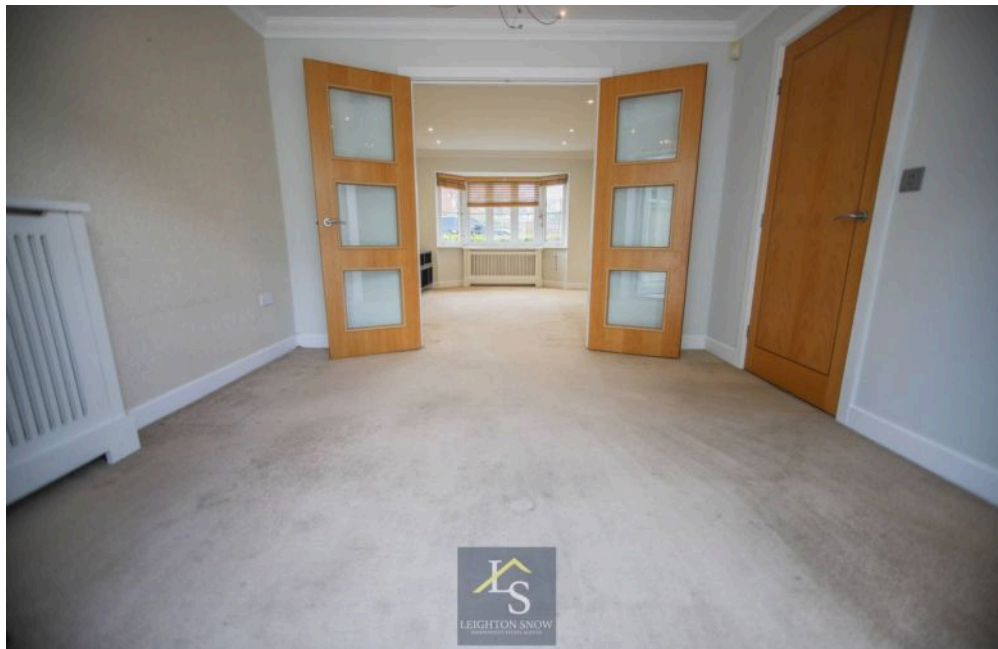
A marvellous four bedroom detached home sitting on a quiet cul-de-sac on this popular family estate in Cheadle Hulme. Sitting in catchment for sought-after schools and offered for sale with no onward chain. Boasting an integral garage, two reception rooms, conservatory, kitchen and utility room, downstairs WC along with four bedrooms and two bathrooms.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

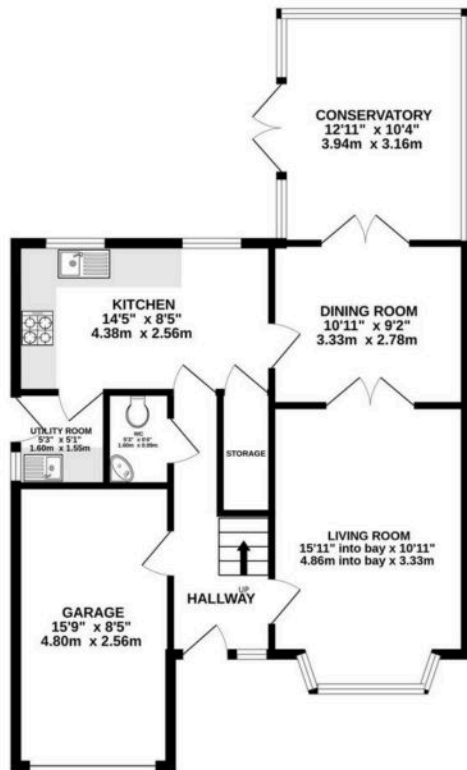
EPC Environmental Impact Rating: D



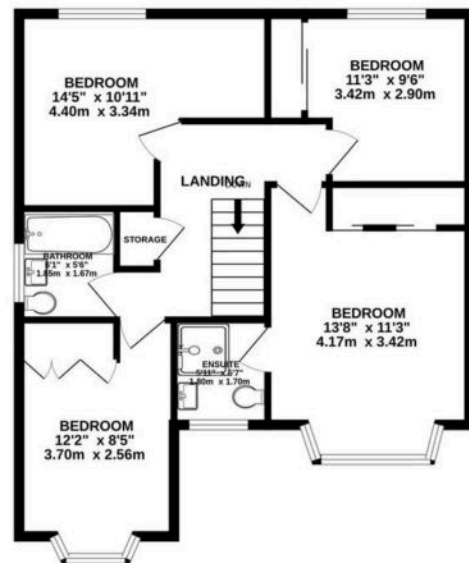
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GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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.
Made with Metropix 12/05

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Sitting behind a driveway and charming front lawn there is a covered porch that leads into the entrance hallway. A garage sits at the foot of the driveway and is accessed via up and over garage door as well as internal access from the hallway. At the foot of the hallway sits the kitchen with two windows allowing in plenty of natural light, and a door leading into a dining room. Through double doors from the dining room is a wonderful conservatory with views and access out to the rear garden. A living room sits at the other side of the dining room and boasts a lovely bay window and feature fireplace. The ground floor is completed by a WC and a utility room with access out to the side of the property. To the first floor the landing provides access to the four well-proportioned bedrooms. Three of the bedrooms offer fitted wardrobes with the master also benefitting from an en-suite shower room with shower, WC and wash hand basin. The family bathroom provides another three piece suite comprising bath with shower over, WC and wash hand basin.

Externally the garden is mainly laid to lawn and is a lovely and private space benefitting from mature trees behind, and enclosed by wooden fencing. There is access down the side of the house where the driveway at the front offers off-road parking.



