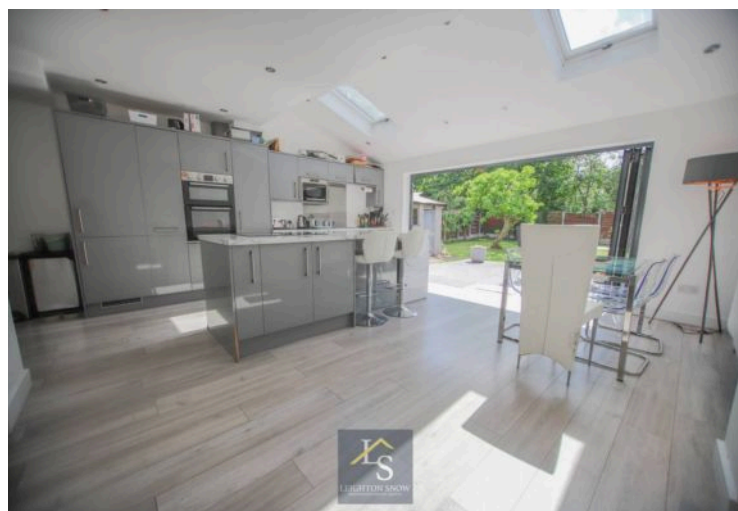




74 Glandon Drive, Cheadle Hulme

£525,000 Leasehold

CHEADLE HULME HIGH SCHOOL CATCHMENT • FOUR BEDROOMS, TWO BATHROOMS • SOUTH-FACING GARDEN •
LARGE OPEN-PLAN KITCHEN • CLOSE TO CHEADLE HULME AND BRAMHALL VILLAGE • WELL-PRESENTED THROUGHOUT



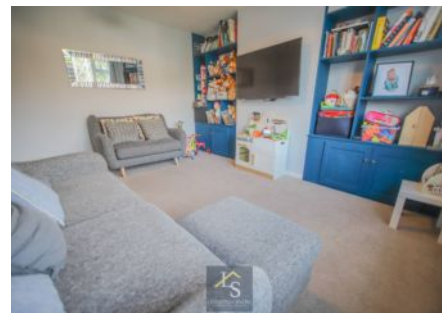
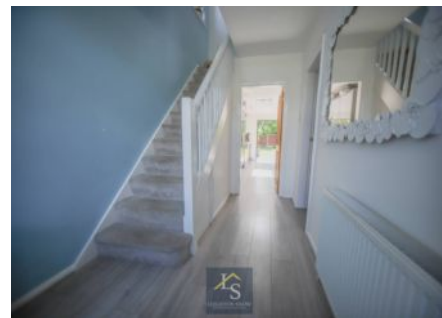
A brilliant four bedroom semi-detached home on the ever-popular Glandon Drive, positioned on the Cheadle Hulme/Bramhall border. Sitting in the all-important catchment for Cheadle Hulme High School this is a brilliant family home with lovely south-facing garden and detached garage.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

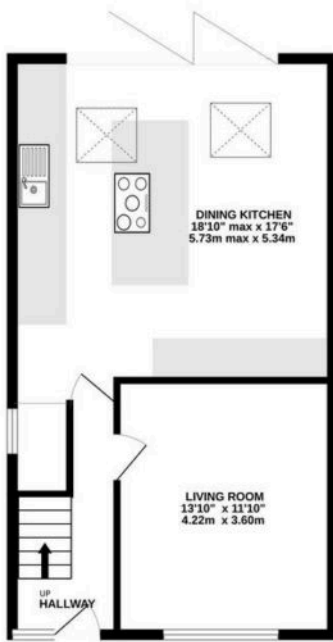
EPC Environmental Impact Rating: D



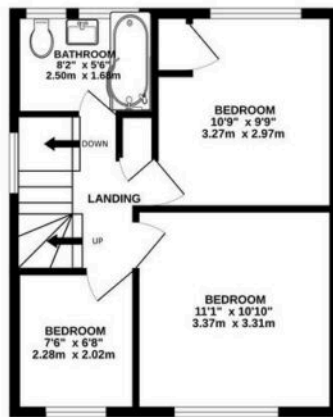
- › CHEADLE HULME HIGH SCHOOL CATCHMENT
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- › WELL-PRESENTED THROUGHOUT



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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Set back behind a charming front lawn and driveway the property welcomes you into the entrance hall with views straight through the house and out to the garden. The dining kitchen sits at the foot of the hallway and is a large extended space with vaulted ceilings and bi-folding doors leading out to the garden. The kitchen offers integrated appliances and a substantial central island. There is plenty of space for a dining table and chairs and there is a handy understairs storage cupboard. At the front of the ground floor is the living room with built-in shelving.

To the first floor there are three of the four bedrooms and the family bathroom. The family bathroom is a modern suite comprising bath with shower over, WC and wash hand basin. Two of the bedrooms are doubles and the third is a single. To the top floor sits the master bedroom and shower room. The master bedroom is a large double with a Juliette balcony providing beautiful tree-top views over the garden. The shower room is another modern three piece suite with corner shower, WC and wash hand basin.

Externally the rear garden benefits from a southerly-facing position. It is a generous space mainly laid to lawn with a large decking sitting directly off the bi-folding doors from the kitchen. A detached garage sits at the side of the garden and is positioned behind wooden gates that lead to the driveway at the front.





