



35 Cringle Drive, Cheadle

£525,000 Freehold

WEST FACING GARDEN • TWO RECEPTION ROOMS • OPEN-PLAN DINING KITCHEN • FOUR BEDROOMS • TWO BATHROOMS PLUS GROUND FLOOR WC • NO ONWARD CHAIN



A spacious four bedroom detached home on the hugely popular Cringle Drive in Cheadle. Close to excellent transport links, schools and local amenities this family home has been thoughtfully extended, boasting versatile living space and is offered for sale with no onward chain.

Council Tax band: D

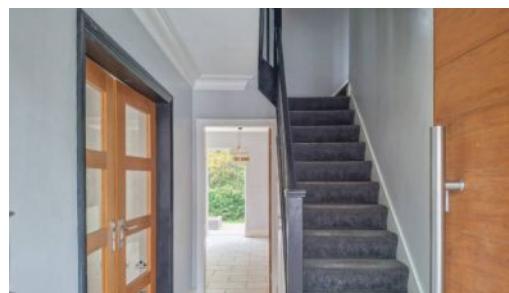
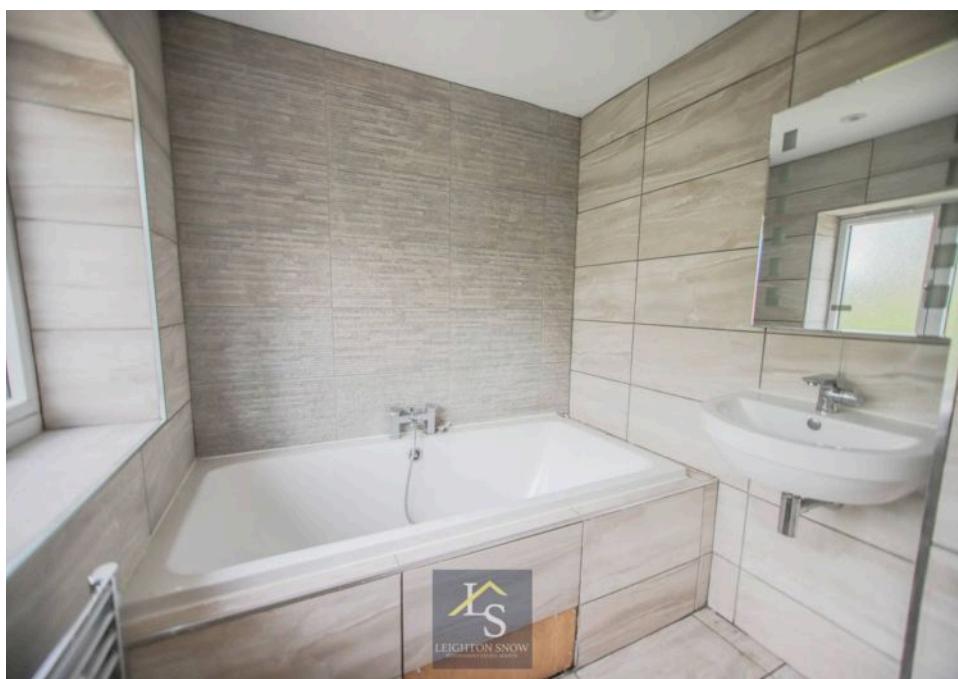
Tenure: Freehold

EPC Energy Efficiency Rating: D

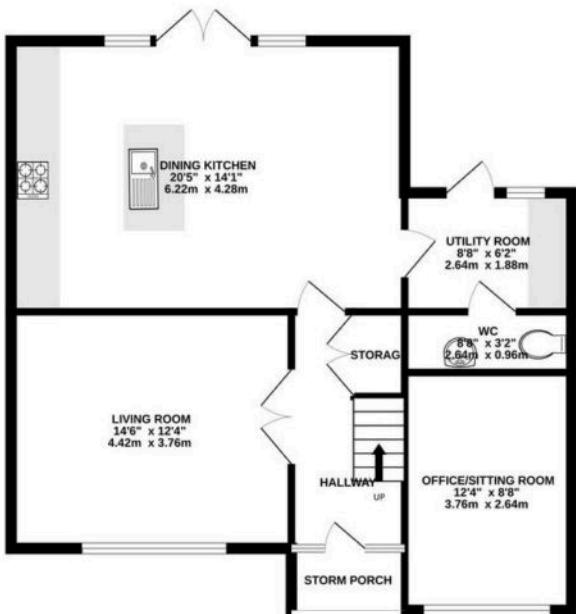
EPC Environmental Impact Rating: E



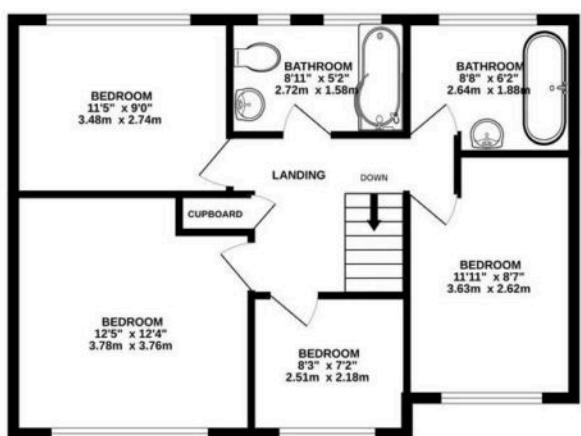
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GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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 guidance 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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A spacious four bedroom detached home on the hugely popular Cringle Drive in Cheadle. Close to excellent transport links, schools and local amenities this family home has been thoughtfully extended, boasting versatile living space and is offered for sale with no onward chain.

The entrance hall provides a warm welcome and draws the eye straight through the house to the rear garden. There are two reception rooms that sit either side of the hallway, the living room to the left with double oak doors and the second reception to the right offering a versatile space that is perfect as a play room or study. LED lighting is set within the ceiling of the living room. At the rear of the property the dining kitchen is a large and modern space with a beautiful kitchen with central island and a wall of floor to ceiling windows and doors providing wonderful views over the garden. Off the kitchen is a generous utility room WC and storage cupboard.

To the first floor are the four well-proportioned bedrooms. These comprise of three generous doubles and a large single. There are two bathrooms boasting bath with shower over and wash hand basin. The landing is a generous space and there is a loft hatch providing access to the loft that has been fully boarded with two Velux windows recently installed. This has excellent potential to be converted subject to the necessary consents.

Externally the rear garden is an easy to maintain lawned garden with raised decking and paved patio. Offering a westerly facing aspect with a lovely and private setting, it is enclosed by wooden fencing. There is access down the side of the property to the front where the driveway provides off-road parking.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

