



53, Fountains Road,
Cheadle Hulme
SK8 7PY

Beautifully appointed and extended two bed semi-detached bungalow
on the highly sought-after Hursthead development

Guide Price: £



SUMMARY:

Beautifully appointed two bed semi-detached bungalow on the highly sought-after Hursthead development. Close to amenities including shops, bus routes, Hursthead Primary School and the villages of Bramhall and Cheadle Hulme with their excellent road and rail links. Thoughtfully extended, remodelled and refurbished in 2015 including an electrical rewire, renewed roof covering, the installation of gas fired central heating, double glazing, security alarm system and landscaping of the grounds. The living accommodation briefly comprises hall, fabulous living dining kitchen with integrated appliances and bi-fold doors to the rear garden, two double bedrooms (master with walk-in closet) and a super, contemporary 'Jack & Jill' bathroom (with access to/from master bedroom and hallway). Enjoys a well enclosed, easily managed, south facing garden with lawn and patio to the rear. To the front, a smaller lawned garden with dwarf box hedgerows and a stone and resin driveway providing hardstanding for 2-3 motor vehicles. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

ENTRANCE HALL

4.98m x 1.45m (16'4" x 4'9") max. plus door recess. Composite front door with double glazed leaded window light, double glazed window, storage/utility cupboard (two doors) plumbed for automatic washing machine, electricity consumer unit. Contemporary light oak doors to all rooms, coat hooks, ceiling downlighters, wood laminate flooring, access to loft space (with fold-down ladder, part boarded, electric light and CH boiler).

LIVING DINING KITCHEN (REAR)

8m x 5.38m (26'3" x 17'8") max. Sitting area with radiator, wood laminate flooring, ceiling downlighters, wired and fitted for wall mounted TV. Wide squared opening to dining kitchen area featuring 'Cathedral' ceiling and double glazed bi-fold doors to south facing rear garden and patio. Range of fitted base and wall cabinets and island with solid woodblock work surfaces, breakfast bar, inset stainless steel sink unit with mixer tap, split level cooker of Bosch oven/grill, Schott Ceran induction hob, integrated microwave, Hotpoint dishwasher and Beko fridge/freezer, radiator, wood laminate flooring, ceiling downlighters.

BEDROOM 1 (FRONT)

4.83m x 3.63m (15'10" x 11'11") max. Double glazed windows with wooden plantation shutters, fitted walk-in closet (with hanging rails and downlighters), radiator, ceiling downlighters, door to en-suite 'Jack & Jill' bathroom, wired and fitted for wall mounted TV.

BEDROOM 2 (REAR)

3.25m x 2.41m (10'8" x 7'11") max. Double glazed window, radiator, ceiling downlighters, wired and fitted for wall mounted TV, hanging rails to recess.

BATHROOM (FRONT)

4.78m x 2.18m (15'8" x 7'2") max. Luxurious 'Jack & Jill' bathroom (with access to/from master bedroom and hallway) comprising contemporary white and chrome suite of freestanding tub with mixer/shower tap, large walk-in shower with rain head and rinser, vanity unit wash hand basin with drawers below, low level wc, tiled floor with underfloor heating, part tiled walls, double glazed window with wooden plantation shutters, ceiling downlighters, extractor fan, chrome towel warmer/radiator.

OUTSIDE

Well enclosed true south facing rear garden laid to lawn with borders, evergreens, large Indian stone patio, timber summerhouse/shed, paved bin area, nightlighting including soffitt downlighters, exterior power points, timber boundary fencing and side gate to/from front. Front garden lawned with borders, evergreens including dwarf box hedgerows, stone and resin driveway providing hardstanding for 2-3 motor vehicles.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is C. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

