



69 Highfield Road  
Cheadle Hulme SK8 6EN  
Offers Over £525,000





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FABULOUS EXTENDED FAMILY HOME - SUPERB SOUGHT AFTER LOCATION CLOSE TO CHEADLE HULME VILLAGE

Main and Main Estate Agents are delighted to be appointed to market this superb deceptively spacious detached family home. The property is located in a hugely popular area and is within easy reach of Cheadle Hulme Village offering a variety of local amenities and Cheadle Hulme Railway Station.

This home offers deceptively spacious accommodation which has been cleverly designed for family living.

Briefly, the property comprises to the ground floor, a porch, an entrance hallway, access to the study, a double-sized lounge or lounge dining room, additional Summer room/reception currently being used as a dining room, a breakfast kitchen leads to a great-sized study/reception, rear porch providing access to ground floor WC, to the first floor there are three bedrooms, master fitted with a comprehensive range of fitted wardrobes, in addition, you will find a lovely re-fitted and stylish shower room.

To the outside of the property, there is a great-sized driveway providing plenty of parking and a garage. To the rear of the property, there is a generous-sized garden and patio area which looks onto open fields and is not overlooked.

- FABULOUS FAMILY HOME - PERFECT LOCATION
- LOUNGE / DINING ROOM
- SUMMER ROOM
- STUDY AND GROUND FLOOR WC
- RE-FITTED SYTLISH FAMILY SHOWER ROOM
- GREAT SIZED GARDEN WITH OPEN ASPECT TO THE REAR
- DRIVEWAY AND GARAGE WITH AMPLE PARKING SPACE
- MASTER BEDROOM WITH FITTED WARDROBES
- POTENTIAL TO EXTEND FURTHER (STP)
- THREE BEDROOM DETACHED PROPERTY

### Ground Floor

Entrance Porch

Entrance Hallway  
16'4" x 6'6"

Breakfast Kitchen  
15'11" x 8'8"

Study / Dining Room  
18'3" x 8'4"

Rear Porch  
5'1" x 4'1"

Ground Floor WC  
5'1" x 3'11"

Garage  
25'3" x 8'11"

### FIRST FLOOR

Bathroom  
9' x 6'6"

Master Bedroom  
12'7" x 11'4"

Bedroom Two  
12'4" x 12'6"

Bedroom Three  
7'10" x 7'7"

### External

Outside of the property there is a spacious driveway to the front providing plenty of space for parking, to the rear there is a fully enclosed private rear garden with an open aspect to the rear



Tenure: Freehold  
Council Tax: Stockport E



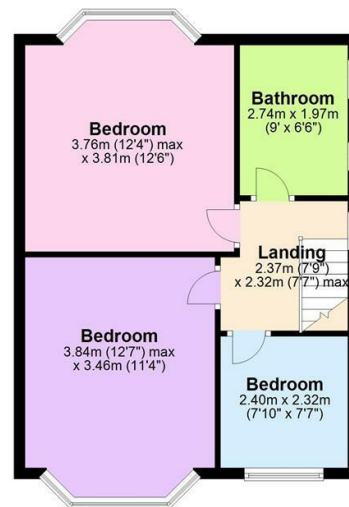
**Ground Floor**

Approx. 107.1 sq. metres (1153.3 sq. feet)



**First Floor**

Approx. 46.1 sq. metres (496.5 sq. feet)



Total area: approx. 153.3 sq. metres (1649.7 sq. feet)

For illustration purposes only, not to scale.  
Plan produced using PlanUp.

69 Highfield Road, Cheadle Hulme



To view this property call Main & Main on 0161 437 1338



**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential
78	67

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

