

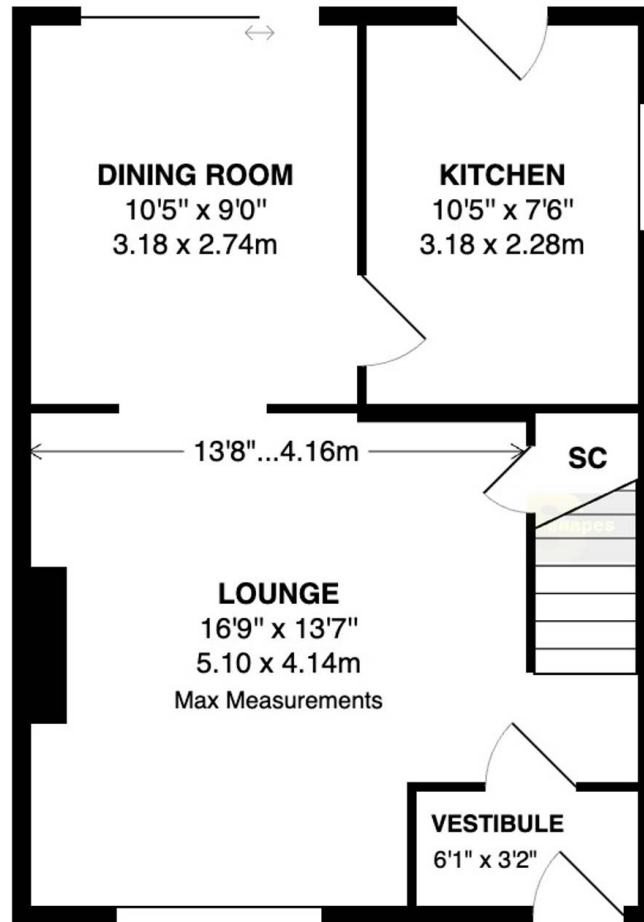


29 Yew Tree Park Road, Cheadle Hulme – SK8 7PR
£375,000



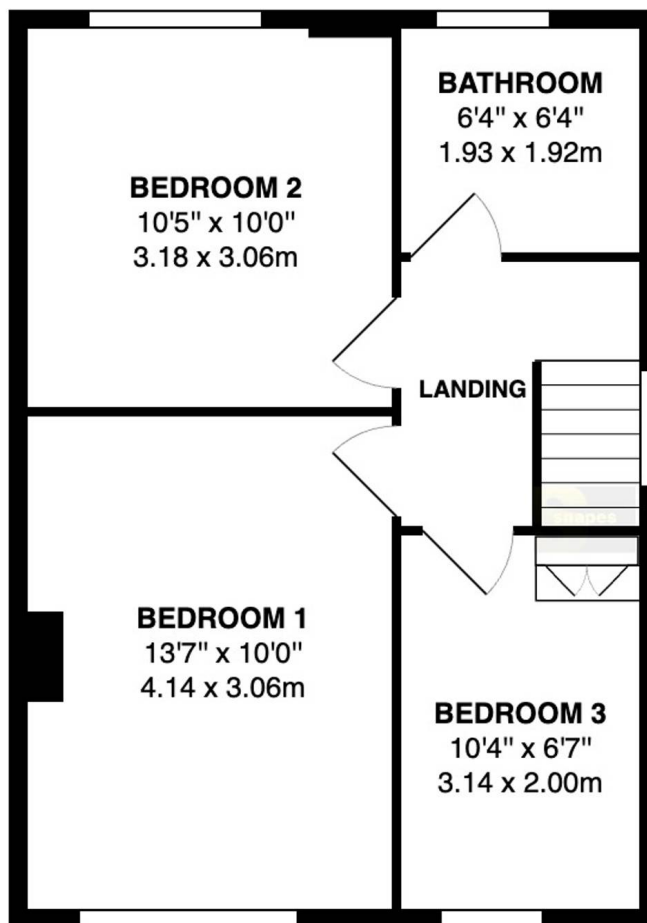
Ground Floor

Approximate Area: 406 ft² ... 37.7 m²



First Floor

Approximate Area: 409 ft² ... 38.0 m²





We are delighted to offer for sale this 3 bedroom semi detached home which is located on the ever popular Hursthead Development in Cheadle Hulme.

The property is offered for sale with no vendor chain, so a quick move is really down to how motivated you are and how good your solicitor is! Before view, we recommend you look at the floor plans to see the property measurements and layout of the rooms. The property does need some cosmetic work, but in our opinion is in good enough condition that you could move straight in and make any decorative changes as you live in the property.

Before a brief description of the inside, it is worth noting the position and plot the property occupies which sets the property back from the road behind a mature frontage. The view is relatively private out to the front due to the position of the houses opposite and to the rear the good size garden which wraps around the back of the detached garage also has a good aspect as it looks across gardens to the rear as opposed to look parallel to another property. At the side there is extra driveway which extends to the rear garage beyond gates and as our front photo shows, ample driveway to the front also.

Inside the property as mentioned above, offers 3 bedrooms in total and at this point it is worth noting that the dormer hip in bedroom and bathroom has been removed and this creates a dramatic difference in our opinion in head height space and the overall visual impact of the room. Upstairs in addition to the 3 bedrooms there is a bathroom fitted with a modern suite providing an electric shower over the bath, wash hand basin and toilet (See photo).

Downstairs the living space has the potential to adapt, extend (subject to planning permission or within current permitted development rights) but could also be left exactly as it is. There is a entrance vestibule leading into the spacious front lounge and from the lounge there is an open way leading into the dining room which is adjacent to the kitchen. The kitchen (see photos) is fitted with a modern range of base and eye level units, with space for appliances and the gas central heating boiler is located in the kitchen too. Both the kitchen and dining room could provide spacious open plan living if you were to remove the dividing wall, which is a popular change many homeowners of this property type do.

Important - Please click on the "Material Information" link for more important information.

1. **Tenure:** Freehold
2. **Rent Charge:** £14 Per Annum

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

Marketing: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



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