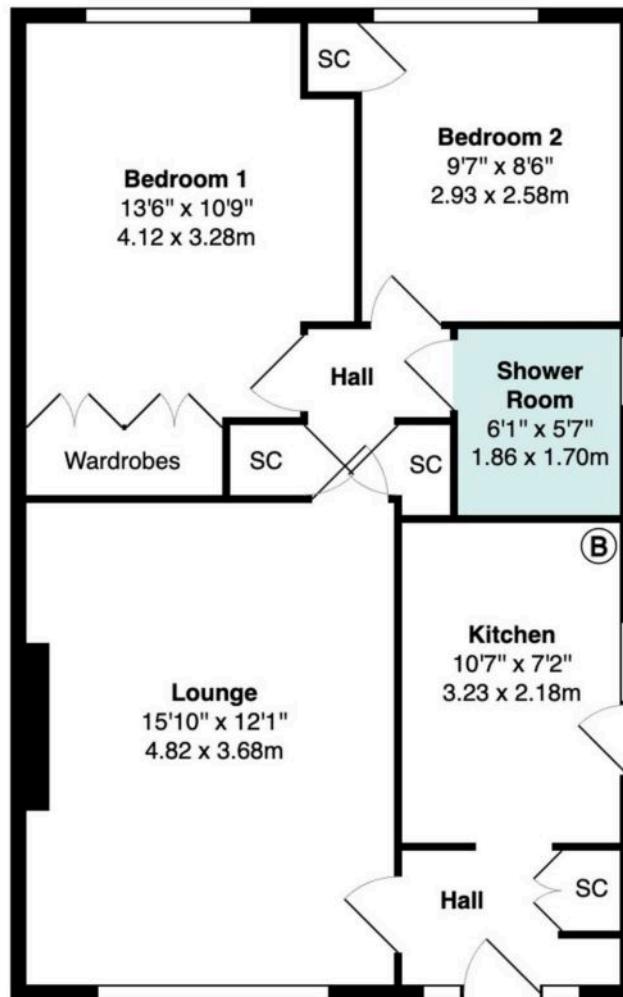




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7 Furness Road, Cheadle Hulme – SK8 7PX
£365,000







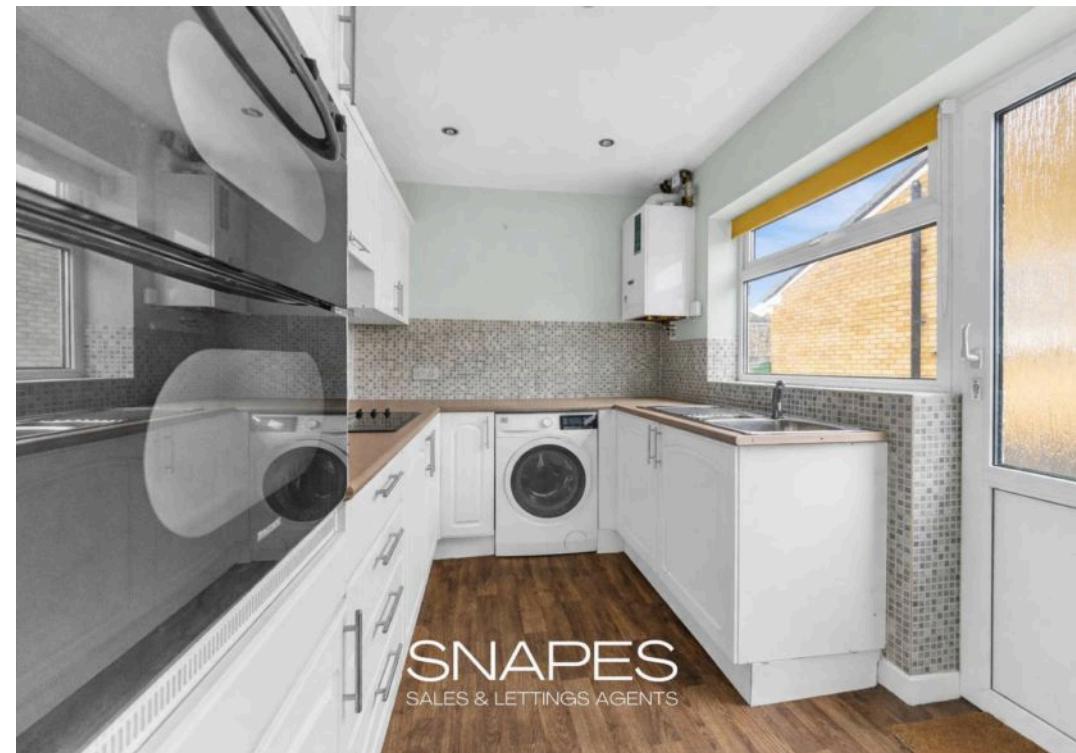
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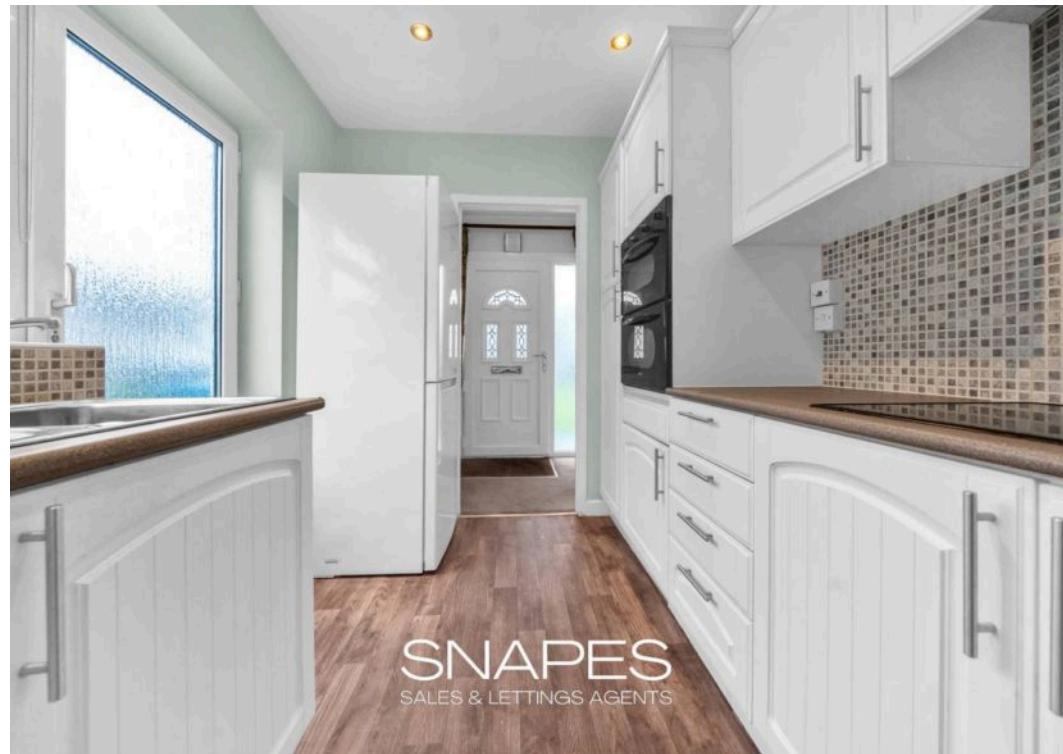
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We are pleased to present this attractive two-bedroom semi-detached bungalow, which is offered for sale with the benefit of no onward vendor chain. While this description provides an overview of the property, we strongly recommend reviewing the floor plan and accompanying photographs to gain a clearer understanding of the layout, proportions, and overall design of the accommodation. To fully appreciate the feeling and potential of the home, an internal viewing is highly recommended, allowing you to experience the space first-hand and envisage how it could be tailored to suit your own requirements.

The accommodation

Upon entering the property, the accommodation is arranged entirely on one level, offering the ease and practicality expected of a true bungalow. The welcoming entrance hall provides useful built-in storage and leads through to both the spacious lounge and the kitchen. The lounge is particularly generous in size, featuring an attractive fireplace as a focal point and a window overlooking the front aspect, creating a bright and comfortable living space. A door from the lounge opens into an inner hallway, which provides access to two well-proportioned bedrooms positioned to the rear of the property and offers access into the loft space which has a pull down ladder for access. The second bedroom offers excellent flexibility and could readily be used as a study, hobby room, or additional sitting room if only one bedroom is required. The principal bedroom benefits from fitted wardrobes, and both bedrooms enjoy pleasant views over the rear garden.

The bathroom has been thoughtfully reconfigured into a contemporary shower room, having had the bath removed and replaced with a stylish modern suite. This includes a double-width walk-in shower, wash hand basin, and low-level WC, all enhanced by sleek, modern tiling. The kitchen is fitted with a modern range of base and wall units, providing ample storage and preparation space, along with an integrated oven and hob and space for additional white goods. A window to the side aspect allows in natural light, and a door provides convenient access to the side driveway.

Outside

The property occupies a great plot, with parking to the front on the concrete print driveway which extends down the side of the property leading to a detached garage measuring 17ft10 x 8'0". The garage is accessed via an up and over door and has lighting. There is also outside plumbing and lighting, adding the practical features this home has to offer.

Adjacent to the front driveway there is a lawn area and to the rear the good size garden has a patio area abutting the property and a lawn extending to the rear of the garden with further space at the rear of the garage, perfect for storage or creating another sitting space perhaps.

The Location Located close to the borders of Bramhall, Furness Road in Cheadle Hulme is considered a highly convenient location due to its excellent balance of residential calm and easy access to everyday amenities. It is within walking distance of Cheadle Hulme village centre and Bramhall Village, where there is a wide range of shops, supermarkets, cafés, restaurants, and essential services, making day-to-day errands straightforward. Some might argue the location is perfect to benefit from all the amenities both villages have to offer.

The area also benefits from strong transport links, with the choice of Bramhall railway Station or Cheadle Hulme railway station nearby providing a combination of frequent services to Manchester city centre, Manchester Airport, and surrounding areas, as well as good local bus routes. In addition, Furness Road is well placed for access to reputable schools, green spaces, and leisure facilities, while also offering quick connections to major road networks such as the A34. This combination of local amenities, transport options, and a pleasant suburban environment makes Furness Road a particularly convenient and desirable place to live.

Note:

Please be aware that the sale of this property is subject to probate being granted. Probate has been applied for and this note will be updated or deleted once probate is granted.

Important – When reading this online please find and click on the link, tab or CTA which should be named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport and flood risks. Some websites will remove the link or change the name and if you are reading this on a printed document please visit the properties digital advert for the information.

1. **Tenure:** Freehold Title GM905835
2. **Rent Charge:** We await confirmation if applicable.
3. **Note:** The Sale is subject to probate being granted. Probate has been applied for.

Marketing: Our floor plan may not show some small recess areas and is usually measured into Bay Windows. It might not show all 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 or rental lease, both internally and externally. If buying 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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Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road – SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

