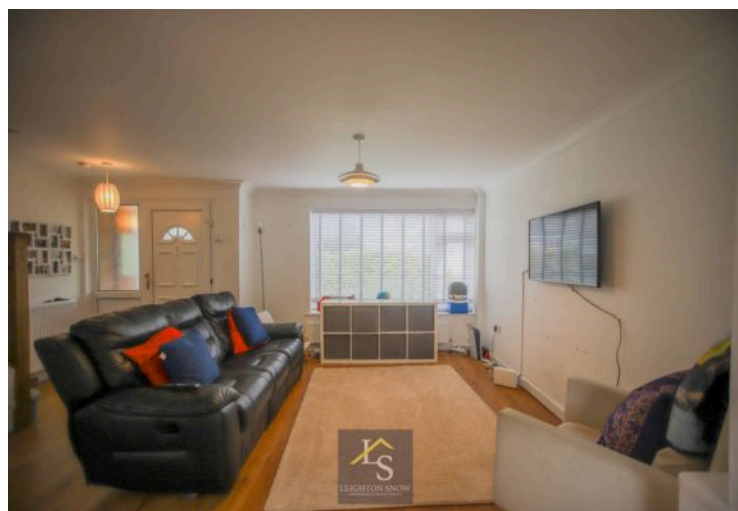




5 Sawley Drive, Cheadle Hulme

£416,500 Freehold

GENEROUS SOUTH-FACING GARDEN • OFF ROAD PARKING • QUIET CUL-DE-SAC LOCATION • CLOSE TO LOCAL AMENITIES • WITHIN CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • ATTACHED GARAGE



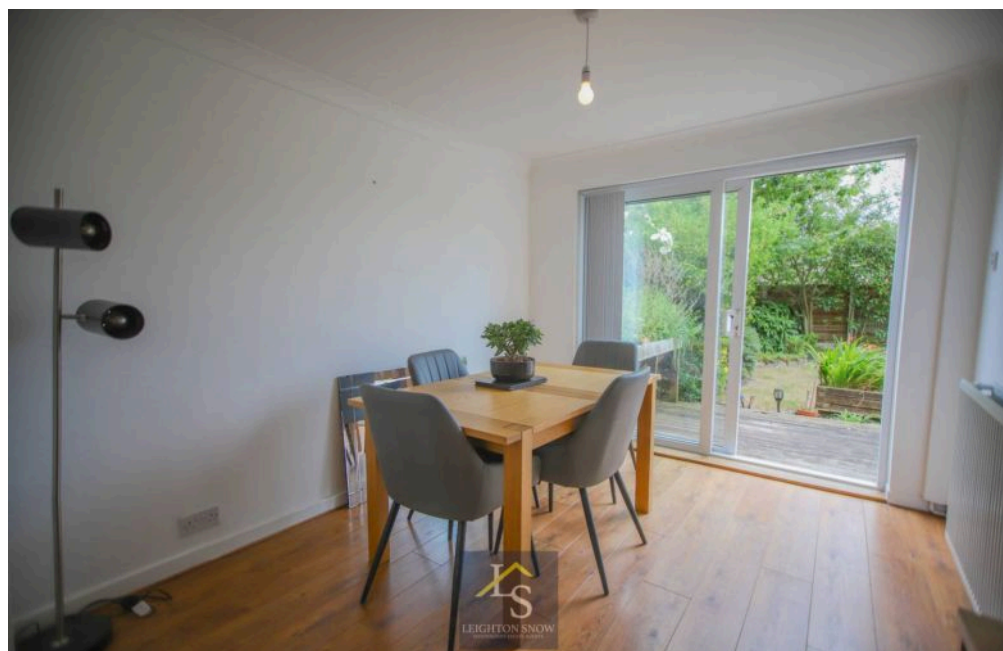
This wonderful three bedroom semi-detached property is nestled in a sought after quiet cul-de-sac in the heart of Cheadle Hulme. The property boasts a fabulous private south-facing garden, with an additional front garden, alongside the driveway providing off-road parking. The garden is an easy to maintain space with a great sized lawn and beautiful flower beds, securely enclosed with wooden fence panels. The open plan layout of the property, ensures maximum light throughout, creating a bright and airy living space. Both the porch and the garage of the property, ensure practicality, offering generous storage space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

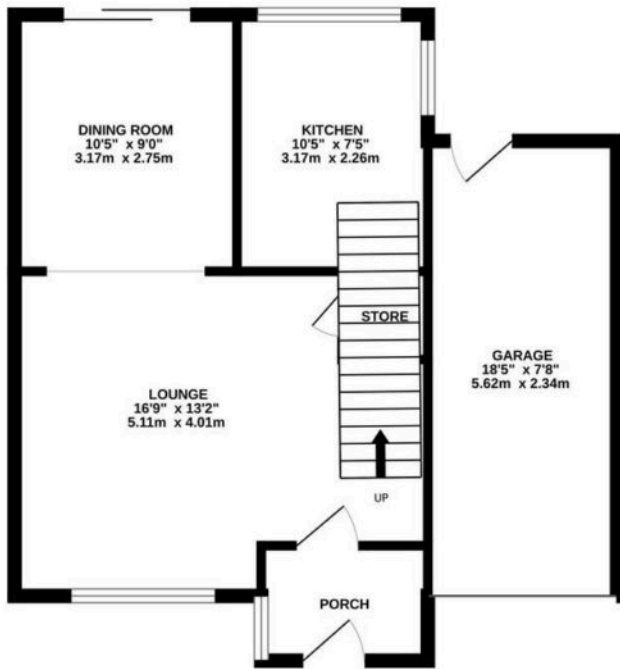
EPC Environmental Impact Rating: D



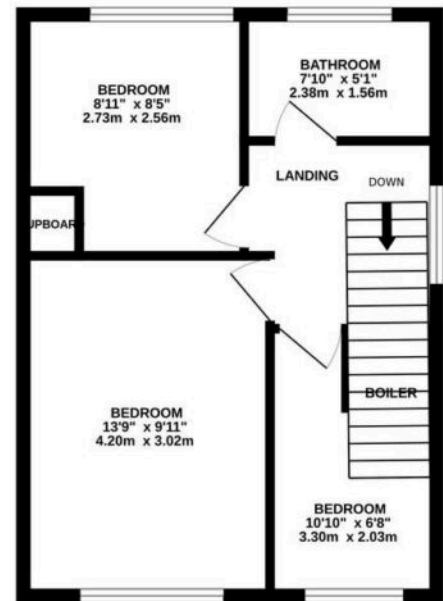
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GROUND FLOOR



1ST FLOOR



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 illustrative purposes 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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To the ground floor, the property has two spacious reception rooms, both seamlessly connected through a modern opening, as well as offering a well maintained modern kitchen. To the back of the property, there are sliding doors in the dining room, granting ample amounts of natural light and easy access to the garden. On the second floor, the property offers two substantial double bedrooms, as well as a well-proportioned third bedroom offering a versatile space as either a single bedroom or a useful office space. The bathroom has a modern, white three piece suite and is fully tiled with sleek grey tiles.

The property is situated on the ever-popular 'Hursthead' estate, sitting in catchment for the highly sought-after Hursthead Primary School's and Cheadle Hulme High School, making this a fabulous home for a range of buyers from growing families to those looking for a change of lifestyle. Situated just a short walk away from local shops, pubs and restaurants, the property is of excellent convenience.



