



85 Ladybridge Road
Cheadle Hulme, SK8 5PQ

Offers Over £425,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

EPC Rating: D

Just a short stroll from the heart of Cheadle Hulme, this roomy home is spot-on for family life and has the advantage of being available with no chain.

Inside, there's loads of space to spread out. Two generous reception rooms give you plenty of choice for a lounge, playroom or snug, and the light-filled conservatory makes a great extra hangout (currently used as a playroom). The kitchen works well as is, but if you're handy with a bit of vision, you could knock through into one of the reception rooms to create that dream open-plan kitchen diner - and still keep a cosy lounge at the front. There's also a really practical downstairs shower room and w.c.

Upstairs, you'll find three good-sized bedrooms. The main bedroom comes with built-in wardrobes and the family bathroom has been given a modern touch. There's also loft space for extra storage.



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Step outside and the garden feels private and secure - perfect for kids, pets, or a bit of summer entertaining. At the back, there's an outbuilding with electricity (and plumbing ready to go). Right now, it's a gym but it would make a cracking home office, studio, or workshop. At the front, you've got a gated private driveway for off-road parking.

The location couldn't be handier. You can wander into Cheadle Hulme for coffee, a meal, or a browse around the local shops. Transport links are excellent too: Cheadle Hulme train station is within walking distance, Stockport station is just 2.5 miles away with direct trains to London, and you've got easy motorway access around 2 miles from your door.

Families will love the choice of nearby schools – Oak Tree Primary, Meadowbank Primary and Laurus High are all close by. For fresh air and green space, Seven Arches through to Bramhall Park are literally down the road, giving you a lovely balance of town and outdoor lifestyle.

And if you're looking for a home with potential, this place really delivers. Whether it's opening up the kitchen or even going big with a double-storey extension (planning permitting), there's plenty of scope to make it your own.

Homes this close to Cheadle Hulme with this much space (and potential) don't come up often. It's definitely one to see in person.

