



AGENT MXM

15 Crossefield Road, Cheadle Hulme

£550,000

 4  2  1



First impressions: popular family street, proper family vibe, and that brilliant open outlook over the sports club at the back- green, open and a bit special. The garden's a big plus here: loads of space for kickabouts, a big table in summer, and no one glaring in from behind.

Inside, it's been opened up and extended in all the right ways. The kitchen is the heart of the home - proper open-plan so you can cook, chat and lounge in one sociable space. There's room for a dining table, a sofa for lazy Sundays, and doors out to the garden so summer living just... happens. You also get a separate utility room (hide the laundry, keep the kitchen calm) and a garage for all the life stuff - bikes, boxes, paddleboards, you name it.

Upstairs brings four genuine double bedrooms - no box rooms pretending, plus a smart family bathroom and an ensuite off the main bedroom. The whole place feels modern, finished and ready to move into. No endless DIY list, just unpack and get on with living.

Location-wise, you can walk to Cheadle Hulme village and the train station for quick trips into town. Schools are a big draw too - this spot puts you in catchment for some of the area's well-regarded options - so mornings are simpler and you're set for the long term.

In short: a stylish, move-straight-in home with a great garden backing onto the sports club, a brilliant open-plan kitchen/living/dining space, utility and garage, and a walk-everywhere location. Definitely one to come and see.

#### PART A

Council Tax : TBC

Tenure: TBC

#### PART B

Property Type & Construction - Brick

Electric and Water Supply - Mains

Heating - Gas central

Sewerage - Mains

Broadband - Ultrafast

Mobile Coverage - 4G





- Walking distance to Cheadle Hulme
- Garden over looking the sports club
- Four double bedrooms
- Open plan kitchen
- Modern throughout
- Catchment to popular local schools
- Extended
- Two bathrooms
- Utility room
- Ensuite



**TOTAL: 1433 sq. ft, 133 m<sup>2</sup>**  
 1st floor: 662 sq. ft, 61 m<sup>2</sup>, 2nd floor: 771 sq. ft, 72 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m<sup>2</sup>, GARAGE: 80 sq. ft, 7 m<sup>2</sup>, WALLS: 130 sq. ft, 12 m<sup>2</sup>

