



13 Dennison Road
Cheadle Hulme SK8 6LW
Offers Over £575,000

**MAIN
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13 Dennison Road

Cheadle Hulme SK8 6LW Offers Over £575,000

Main and Main (Cheadle Hulme) are delighted to present this imposing **FOUR BEDROOM DETACHED FAMILY RESIDENCE** to the sales market, situated at the head of a quiet cul-de-sac. The property presents a unique opportunity to acquire a property in one of Cheadle Hulme's most **DESIRABLE LOCATIONS**. A planning application has been approved (Planning Application Number DC/088159 via Stockport Borough Council.) to significantly extend the property. The plans include permission to erect a two-storey extension, single-storey side and rear extensions with pitched roof over the existing two-storey side extension, and also the erection of a detached single-storey 'granny' annex, external alterations, and extension of the parking area. Briefly, the property comprises an entrance hallway, lounge, dining room, kitchen, landing, four bedrooms bathroom and separate WC. The property is surrounded by beautifully kept mature gardens providing a good degree of privacy. If you are looking for your **FOREVER HOME** and a home for your family to grow into, look no further. The highly reputable Cheadle Hulme High School is a short walk from the property. Details of the proposed plans are available for you to review. The property is being sold with **NO VENDOR CHAIN**! - **VIEWING BEING ARRANGED NOW**

- APPROVED PLANNING FOR SUBSTANTIAL EXTENSION FOR
- DOUBLE STOREY & SINGLE STOREY & SEPERATE ANNEX
- LOCATION LOCATION LOCATION !
- FOUR BEDROOM DETACHED FAMILY RESIDENCE
- ENVIABLE GARDEN PLOT
- CATCHMENT FOR CHEADLE HULME HIGH SCHOOL
- FREEHOLD
- NO CHAIN
- PLANNING NUMBER : DC/088159 STOCKPORT COUNCIL
- SUPERB OPPORTUNITY

Entrance Hall
14'3" x 7'10"
PVCU Double Glazed Front Door
Meter Cupboard, Cupboard under stairs

Lounge
15'9" x 11'6"
Cumberland Slate Fireplace
Sliding Doors to:

Dining Room
12'2" x 9'11"
Double Glazed Patio Window

Kitchen
12' x 7'4"
Part Tiled Walls, Fitted Cupboards, Gas Oven/Grill
Electric Hob, Plumbing for washing machine,
Wall Mounted Gas Boiler (installed June 2023)
Recess for Fridge Freezer

Landing

Bedroom One
14'5" x 11'6"
Fitted Wardrobes/Cupboards

Bedroom Two
11'11" x 11'6"

Bedroom Three
14'11" x 7'4"

Bedroom Four
8'6" x 7'10"

Bathroom
7'10" x 5'5"
Wall Tiling, Panelled Bath, Pedestal Wash Basin
Linen Cupboard

Separate WC
Low Level WC

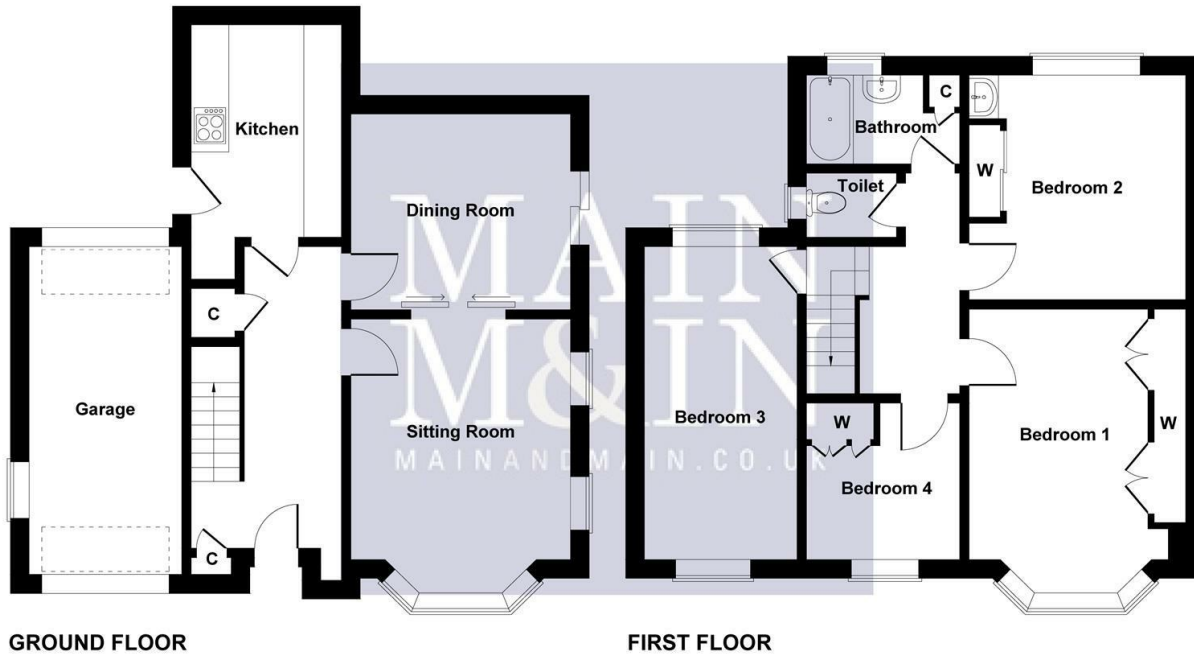
Outside
Integral Garage 15'10" x 7'5" - up and over doors either end
Gardens to the front/side/rear with Double Width Block Paviour Driveway
Lawns, Patio, Trees, Shrubs, Fencing, Former detached concrete garage



Tenure: Freehold
Council Tax: Stockport E



Dennison Road



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 485 1919

mainandmain.co.uk
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Cheadle Hulme Office 29 Station Road + Cheadle Hulme + Stockport + SK8 5AF + 0161 485 1919

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
 NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
 Tenure - To be confirmed with a solicitor at point of sale.
 Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

