



## RESIDENTIAL SALES & LETTING AGENTS

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Pingate Lane South, Cheadle Hulme, SK8 7NP

Offers Over £475,000

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Might this be your future dream home? Situated in a highly sought-after residential location, this substantially extended double-fronted semi-detached family home offers an impressive canvas for your creative vision. Positioned conveniently close to the vibrant villages of Bramhall and Cheadle Hulme, you'll have a delightful array of shops, café bars, and restaurants at your doorstep, alongside excellent transport links with Cheadle Hulme train station close by. Plus, you'll be within the catchment area of some of Greater Manchester's most esteemed schools.

Spanning almost 1700 square feet, this expansive property is ready for modernisation and updating, presenting a unique opportunity for those with vision, time, and resources to transform it into a truly spectacular family home.

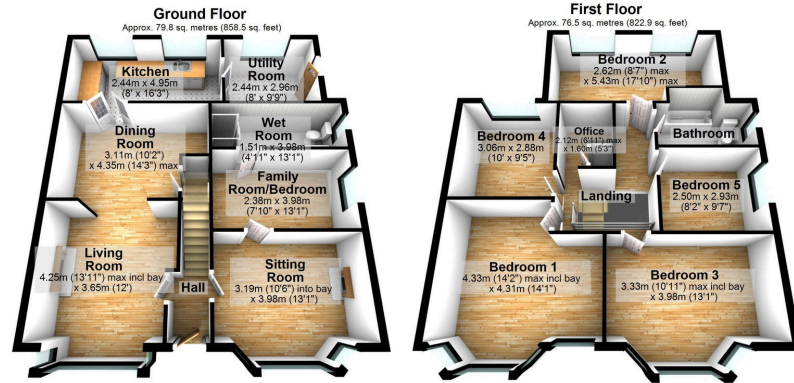
Downstairs there is an entrance hall that leads you to a spacious living room, seamlessly opening into the dining room – perfect for entertaining guests or enjoying family meals. The kitchen is accompanied by a generously sized utility room, ensuring plenty of scope to reconfigure. On the opposite side, there is a second sitting room, an additional family room, and a ground floor wet room, making it an ideal suite for an elderly relative or a teenage retreat.

Upstairs, you'll find five well-proportioned bedrooms, offering ample space for a growing family, along with a small office/study room – perfect for working from home or a quiet study space. The main family bathroom completes the upper level. Other salient features include gas central heating and double glazing.

Externally, the front garden, though in need of a makeover, provides valuable off-road parking facilities. The private, flagged rear garden, is not directly overlooked, ensuring your privacy.

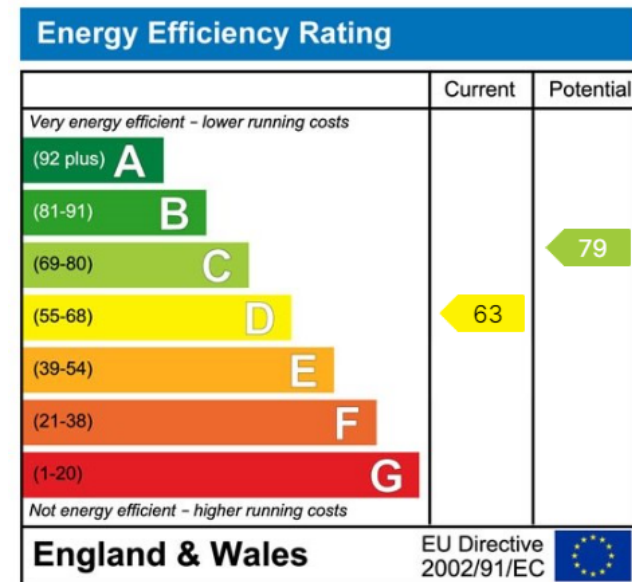
While this home may require some TLC to bring out its full potential, it promises immense rewards for those willing to invest. This property is not just a house; it's a golden opportunity to craft the family home of your dreams in a prime location.





Total area: approx. 156.2 sq. metres (1681.4 sq. feet)

- Large double fronted semi detached family home
- Prime location close to Bramhall & Cheadle Hulme villages
- Near some of Greater Manchester's best schools
- Close to Cheadle Hulme train station & A34 bypass
- Nearly 1700 square feet of potential
- Five generous bedrooms & small office/study
- Three/Four reception rooms
- Two bathrooms
- Enclosed rear garden & off road parking
- Modernisation Opportunity for those with vision & resources



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