

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

45 Conway Road,
Cheadle Hulme, SK8 6DB



£545,000

**Stylish Modern Detached
Four Double Bedrooms
Three Receptions
Bathroom with Shower
En-suite and Downstairs Toilet
Front and Rear Garden with Parking.
No Chain
Freehold**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this stylish and modern detached family home in the highly sought-after location of Cheadle Hulme. A freehold property presented in excellent move in condition, it offers the rare advantage of requiring no renovation, allowing you to settle in immediately and enjoy a seamless transition.

The spacious and welcoming hallway provides access to all ground-floor rooms, setting the tone for the generous and well-planned accommodation. To the front of the property, the kitchen is fitted with modern shaker-style white units and includes an integrated sink, oven, gas hob, and additional appliances, making it both practical and a pleasure to use. Adjacent to the kitchen, the versatile dining room features fitted storage and could also serve perfectly as a home office. To the rear, two bright reception rooms overlook the garden, with patio doors providing a seamless flow to the outdoors – an ideal setting for family life and entertaining. A convenient downstairs WC completes this level.

Upstairs, the property continues to impress. The master bedroom is a spacious retreat, complete with fitted wardrobes and a modern en-suite shower room. There are three further double bedrooms, all featuring fitted wardrobes, ensuring ample storage for the whole family. These are served by a well-appointed family bathroom, which includes a bath, a separate shower cubicle, and a vanity sink unit.

Situated in a popular area renowned for its excellent schools, including Cheadle Catholic School just a short walk away, as well as a variety of shops and transport links, this home is perfectly positioned for family living.

Ready to welcome its new owners, this property combines immediate comfort with long-term appeal. Viewing is highly recommended – contact Callaghans today to arrange your viewing.

Lounge 11' 3" x 17' 1" (3.43m x 5.2m)

Second Lounge 12' 11" x 9' 10" (3.94m x 3m)

Dining Room 14' 2" x 8' 5" (4.33m x 2.56m)

Kitchen 17' 1" x 8' 2" (5.2m x 2.5m)

Downstairs Toilet 2' 11" x 5' 11" (0.9m x 1.8m)

Family Bathroom 7' 10" x 8' 6" (2.4m x 2.6m)

Master bedroom 14' 7" x 12' 7" (4.44m x 3.84m)

En-suite 5' 7" x 6' 3" (1.7m x 1.9m)

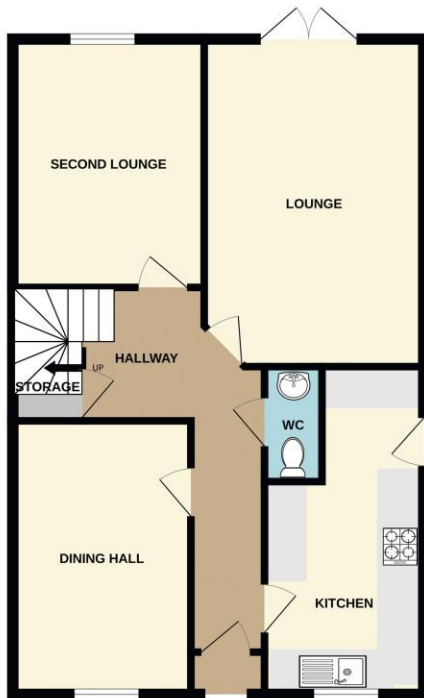
Bedroom Two 12' 2" x 8' 8" (3.7m x 2.63m)

Bedroom Three 13' 1" x 9' 0" (3.98m x 2.75m)

Bedroom Four 11' 6" x 8' 11" (3.51m x 2.73m)

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GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 sq.m.) approx.

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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