



3 Brook Street, Cheadle, Cheshire, SK8 2BX

Guide Price £450,000

- Premium Newly Built Detached Home
- Quality Family Bathroom & En-Suite
- Driveway and EV Charger
- Luxury Living Kitchen with Integrated Appliances
- Under Floor Heating to Ground Floor with LVT Flooring
- Lawned Gardens

3 Brook Street, Cheshire SK8 2BX

Premium New Build. Unique 3 Bedroom Detached. Convenient for Cheadle Village. Underfloor Heating to the Ground Floor. LVT Flooring. Luxury Living Kitchen with High End Integrated Appliances & Quartz Worktops. Superior Family Bathroom and En-Suite. Driveway and EV Charger. Air Sourced Heating.



3



2



1



B

Council Tax Band:



A UNIQUE NEW BUILD HOME

JC Brennan are premium home builders who we have had the pleasure of acting for for over 30 years. The latest project is a unique three double bedroom detached home located so conveniently in the ever-popular village of Cheadle.

The quality of workmanship is always of the highest order and this home is no different. From the moment you enter the hallway with underfloor heating throughout the ground floor and downstairs WC, you feel the quality with herring bone LVT flooring leading the way into a separate sitting room and a luxury living kitchen with high end Hotpoint 'class A' appliances that include fridge/freezer, oven, down draught induction hob, washing machine and hot tap, finished with quartz worktops.

Upstairs the ensuite and family bathroom are all of superior quality and fully tiled whilst very practically the loft is accessed by a folding wooden ladder and is fully boarded for extra storage space. The rest of the upstairs is fully carpeted.

The home is protected by an alarm system and is wired up for security cameras to be installed (if required). The meticulous insulation of the home which includes the stunning flush fit casement windows ensure the maximum energy efficiency to ensure your bills are reassuringly affordable. There is an electric car charging point adjacent to the off road car parking. The gardens have been expertly landscaped to contribute to a perfect proposition.

There is also all manner of convenience to the location being a short distance to the motorway and international airport. The new £13 billion approved Cheadle train station will soon be on your doorstep whilst Cheadle village with its excellent retail shops, bars, restaurants, and eateries provide for all your needs along with Handforth Dean retail park close by. There is an excellent range of schools whilst first class recreational facilities abound. To cap off a wonderful offering there is a 10 year Advantage warranty.

Entrance

Entrance door with leaded panels, double glazed window with obscure glass.

Hallway

14'7" x 6'4"

Attractive LVT flooring in herringbone pattern, turned stairs to the first floor with glass balustrade and oak handrail. Door to handy understairs storage cupboard with light. Doors to lounge, family room/kitchen and cloakroom

Lounge

11'3" x 10'7"

Underfloor heating, double glazed three pane bi-folding doors, LVT flooring in herringbone pattern

Family Room/Kitchen

25'3" to 16'4" x 17'6" to 10'6"

Spacious open plan room, Under floor heating, LVT flooring laid in herringbone pattern. Double glazed three pane bi-folding doors. three further double glazed windows to the front (obscure glass) side and rear, two double glazed roof windows. Quality integrated kitchen with quartz worksurfaces and upstands. Range of fitted units comprising; Inset stainless steel sink unit with mixer tap and hot tap. Island with built in induction hob with downdraft extractor. fitted electric oven with combi microwave, integrated fridge/freezer, dishwasher and washer/dryer. Granite topped island with overhang providing breakfast bar area. Under unit display lighting. and modern pendant lighting.

Cloak Room/Boiler Room

7'0" x 3'8"

Modern white two piece suite comprising: Low level WC and vanity wash hand basin with cupboard below, tiled splashback and wall mounted mirror. Large cylinder and pipework for air sourced heat pump (outside). Double glazed window with obscure glass.

First Floor

Landing

Glass balustrade and oak handrail. double glazed window with obscure glass to the front elevation, central heating radiator, doors to all bedrooms and bathroom

Principle Bedroom

13'4" x 9'4"

Plus dressing area

Double glazed window to the rear elevation, central heating radiator, door to en-suite

Dressing Area

7'2" x 4'1"

Open to principle bedroom

En-Suite

7'0" x 3'8"

Modern white suite comprising: Low level WC, vanity wash hand basin with mixer tap and cupboard below. Walk-in shower cubicle housing fixed rain head shower and attachment. Chrome heated towel radiator. Fully tiled walls and floor. Backlit mirror



Bedroom

10'4" x 10'1"

Double glazed window overlooking the rear garden, central heating radiator

Bedroom

9'6" x 9'2"

Double glazed window overlooking the rear garden, central heating radiator, loft hatch

Family Bathroom

9'7" x 7'9" max

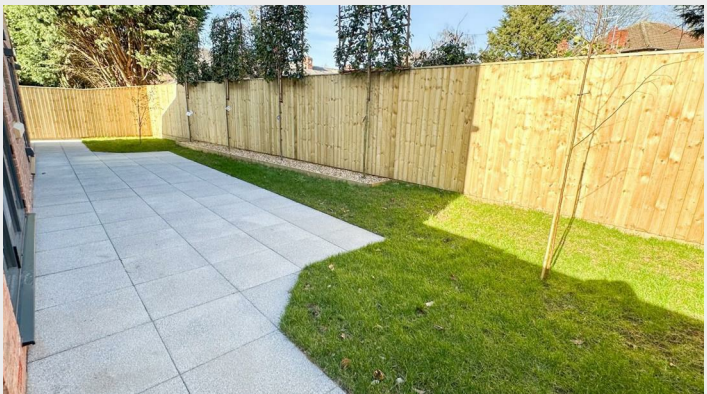
Modern white suite comprising: Walk in shower cubicle housing fixed rain head shower and attachment, low level WC, vanity wash hand basin with drawers below, panelled bath with tiled surround. chrome heated towel radiator, fully tiled walls and floor. double glazed window to the side elevation with obscure glass, backlit mirror

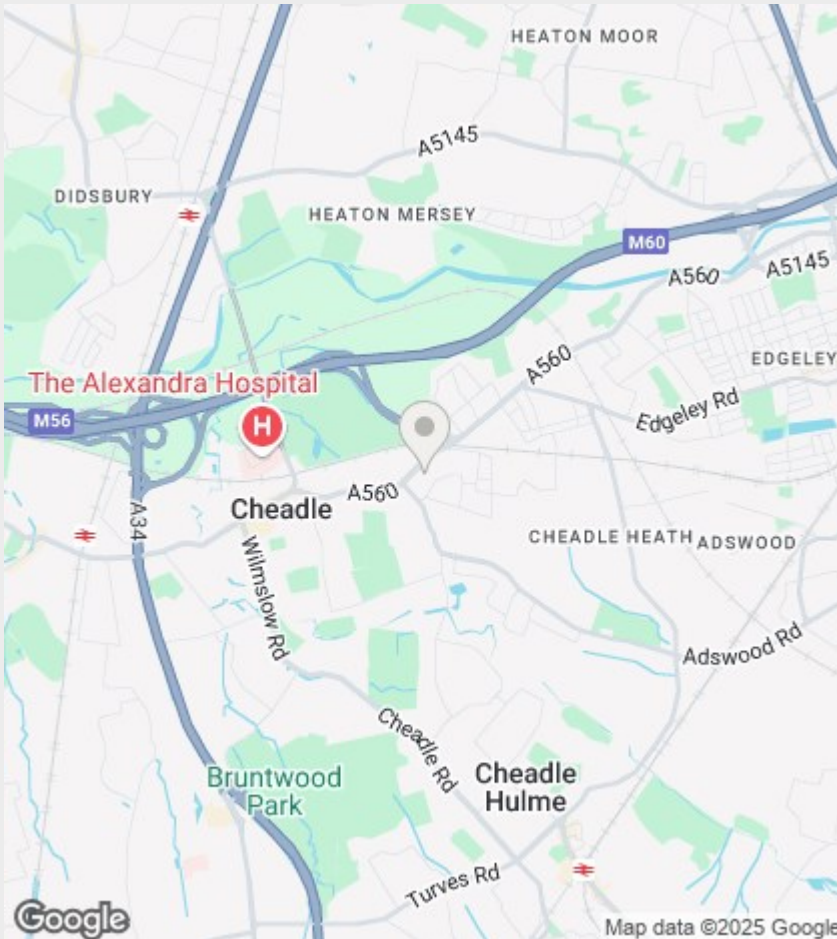


Outside

Block paved driveway providing off road parking, fencing and gates giving access around the property. Fully enclosed with lawned areas to both the front and rear, paved patio areas and pathways. Raised loose gravel topped bed with three pleached framed Photinia Red Robin trees. further fencing and gate to bin store at the side of the property housing air sourced heat pump







Directions

Viewings

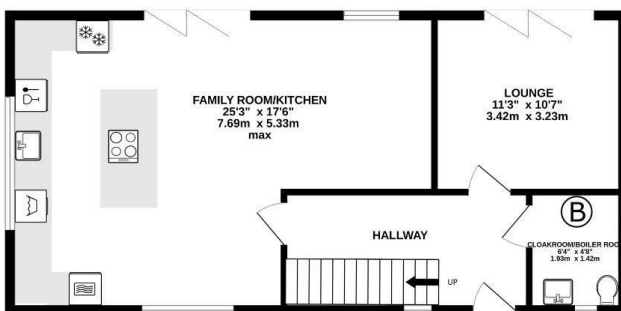
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

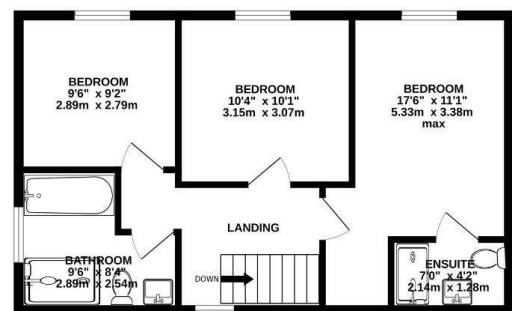
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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.

Made with Metropix ©2024