

62 Marlborough Avenue
Cheadle Hulme, Cheshire, SK8 7AW



mosley jarman



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Offers Over £700,000

An exciting opportunity to own one of only twelve individual, detached, prestigious properties overlooking a green in the heart of Cheadle Hulme village. Rarely do any of these properties come onto the market. This fantastic extended five bedroom, two bathroom detached family home is within easy walking distance to the shops, bars and restaurants that line the main Cheadle Hulme strip and local transport by bus or train to Manchester and beyond is accessible at the end of the road. The property is in the school catchment area for Lane End Primary School and Cheadle Hulme High School (both currently hold outstanding Ofsted reports) and benefits from UPVC double glazing and gas fired central heating. In addition this wonderful family home does offer fantastic potential to extend and remodel (subject to planning consent) and is offered for sale with no onward chain. The accommodation is extremely versatile and includes; an entrance hallway (with under stairs storage), living room (with bay window and contemporary fire and surround), dining room, study, playroom, modern kitchen, inner hallway, integral garage, down stairs wc and sitting room. To the first floor is a landing (with loft access), five good sized bedrooms and two bathrooms (one ensuite).



- Extended Five bedroom detached family home
- School catchment area for Lane End Primary School and Cheadle Hulme High School
- Superb central Cheadle Hulme location
- No onward chain
- Open aspect front and rear
- Potential to extend further/ remodel (subject to planning consent)
- Off road parking and integral garage
- Large well established gardens
- Five reception rooms
- Two bathrooms (one ensuite) plus down stairs wc



The Grounds & Gardens

The property is tucked away in a very private position in the corner of the green and is not overlooked to the front or the back offering peace and tranquillity. A driveway to the front provides off road parking and leads to an integral garage (with electric door). To the rear of the house is a large well stocked rear garden which has open views across to the Grade 2 listed Seven Arches Viaduct which is nestled in the Ladybrook Valley. The garden is mainly laid to lawn (with planted shrubs and borders and paved patio).

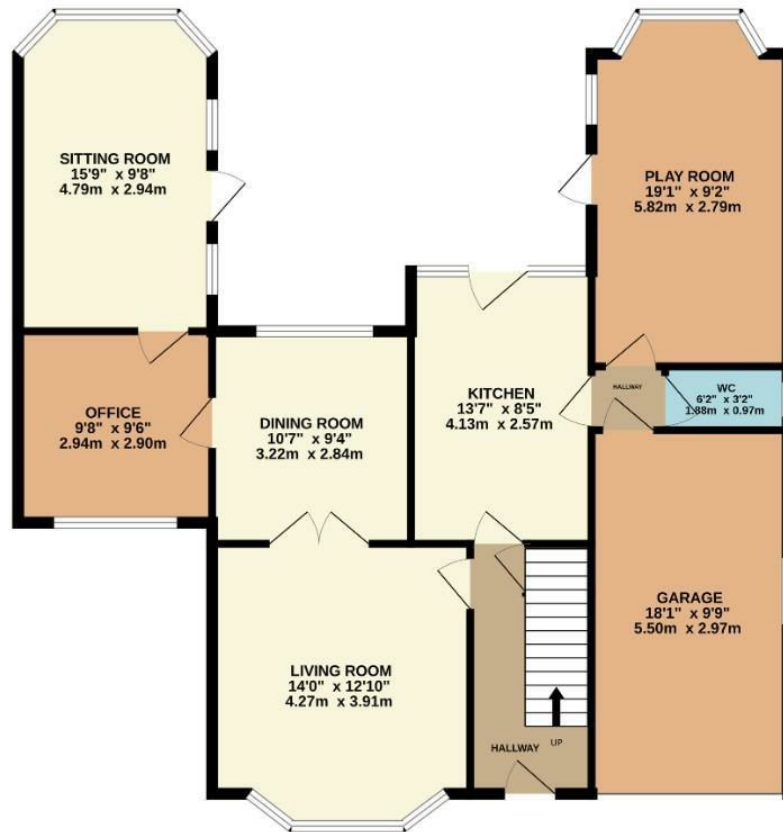
The Location

The property is in a fantastic residential location close to the

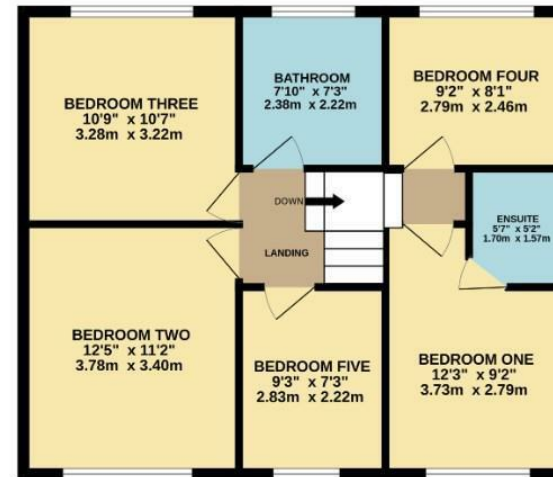
centre of Cheadle Hulme village, train station , local amenities and is within the school catchment area for Lane End Primary School and Cheadle Hulme High School Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

Postcode: **SK8 7AW**
What 3 Words: **loaf.inches.goals**
Council Tax Band: **E**
EPC Rating: **D**
Tenure: **Leasehold**

GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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