

35 Highfield Road

Cheadle Hulme, Cheshire, SK8 6EN



*mosley jarman*



## 35 Highfield Road, Cheadle Hulme, Cheshire, SK8 6EN

£800,000

Video Tour available- A superbly presented, extended and remodelled 1930's four double bedroom, two bathroom detached family home situated in an extremely popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Bradshaw Hall Primary School and Cheadle Hulme High School. The property is also located close to Cheadle Hulme Primary School (run by the Laurus Trust). The property benefits from off road parking for several cars, integral garage/store, UPVC double glazing, gas fired central heating (run by a combination boiler) and large South facing garden. The accommodation includes; entrance hallway (with down stairs wc), dual aspect sitting room/office, dining room (with bay window), spacious living room (with pocket doors leading to), conservatory (with reflective thermal self cleaning glass and access to garden), stylish breakfast kitchen (fitted with contemporary matching wall and base units, integrated Bosch appliances and remote controlled extractor fan, large island/ breakfast bar, Corian work surfaces, hot water tap, remote controlled lighting and bi-fold doors onto the garden), utility room and garage store. To the first floor is a landing (with loft access), master bedroom (with fitted wardrobes), stylish ensuite, three further double bedrooms (one with bay window and fitted wardrobes) and a large family bathroom (with three piece suite, separate shower enclosure and heated towel rail).



- Extended and remodelled 1930's four double bedroom family home
- Superbly presented throughout
- Stunning kitchen
- Off road parking for several cars
- Extremely popular location
- School catchment area for Bradshaw Hall Primary School and Cheadle Hulme High School
- Three reception rooms
- Two bathrooms (one ensuite)
- Utility room and down stairs wc
- Freehold- Yearly rent charge of £5.10



### The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for several cars and provides access to the garage/ store. To the rear of the house is a large South facing garden (with resin patio, lawn and planted shrubs and borders) which enjoys a high degree of privacy.

### The Location

The property is situated in a hugely popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Bradshaw Hall Primary School and Cheadle Hulme High school. The property is also located close to Cheadle Hulme Primary School (run by the Laurus Trust). 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.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Medium Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter-TBC

Freehold- Yearly rent charge of £5.10

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be

able to obtain broadband service from these Fixed Wireless Access providers

covering your area for Virgin Media, EE, Three\*

Mobile providers- Mobile coverage at the property available with all main

providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman

take no responsibility for inaccuracies and advise potential buyers to do their

own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK8 6EN**

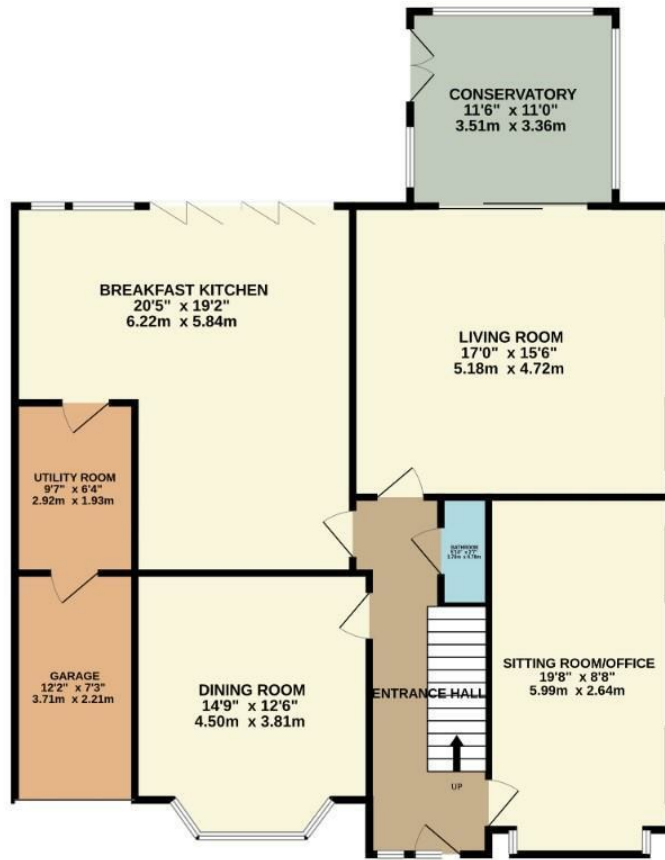
What 3 Words: **again.wages.bowls**

Council Tax Band: **E**

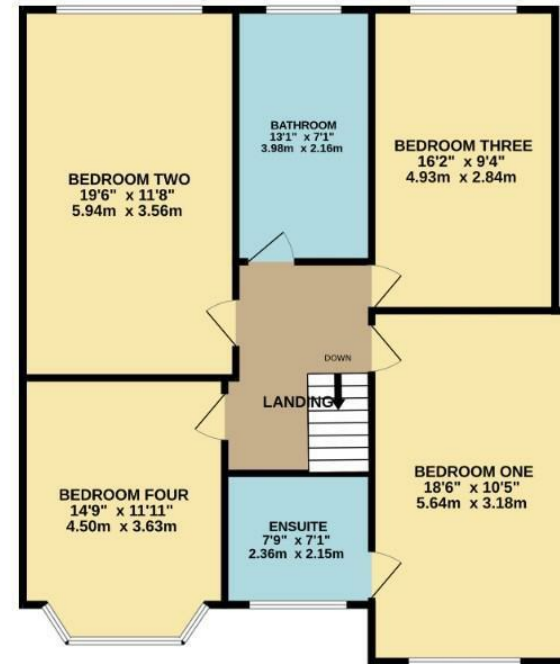
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1291 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA: 2267 sq.ft. (210.6 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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