

# 3 Spath Walk

Cheadle Hulme, Cheshire, SK8 7NJ



*mosley jarman*





This property comes with a unique GMO worth £5,000.

Please contact Mosley Jarman estate agents for details.



## 3 Spath Walk, Cheadle Hulme, Cheshire, SK8 7NJ

£650,000

Video Tour available- A beautifully presented, extended and remodelled four double bedroom, two bathroom semi-detached family home situated in a quiet cul de sac location on the borders of Bramhall, Woodford and Cheadle Hulme, within walking distance of Bramhall Village & train station and is ideally situated in a great location for numerous local schools'. The property has been updated during 2016 to present by the current owners and is offered for sale with no onward chain. The accommodation includes an entrance hallway, downstairs w.c, garage/ store with plumbing for appliances and storage, front sitting room with bay window, dining kitchen fitted with new (Oct 2023) contemporary matching wall and base units, integrated and space for appliances, island/breakfast bar with remote controlled fan, 5 ring induction hob, Fenix blue resin worktops with matching sink, combined dining area with bifold doors, and opening to spacious living room with media wall and 2nd matching bifold doors. To the first floor is a spacious landing (with loft access and pull-down ladder), master bedroom comprising ensuite wet room with heated towel rail, three further double bedrooms (one with fitted wardrobes) and a superb family bathroom comprising large hydrotherapy bath, spacious walk-in rain shower with vaulted ceiling and heated towel rail.

The property also benefits from a full electrical rewire during the renovation comprising the latest regulations consumer unit fitted in November 2023. New central heating system (Worcester condensing boiler installed approximately five years ago with five-year warranty still in place on the boiler (subject to annual servicing compliance), all original ground floor flooring replaced and fully insulated, 'sustainable' wood framed double glazed windows and large south facing roof should solar be considered in the future.

- Remodelled and extended four double family home
- Ideally situated in a great location for numerous local schools'
- Two bathrooms and down stairs wc
- Finished to an exceptional standard
- Private landscaped garden with outdoor bar
- Cul de sac location
- Superbly presented throughout
- Stunning open plan living, dining kitchen
- Off road parking for several cars
- Freehold



### The Grounds & Gardens

A driveway to the front of the house provides off road parking for several cars (and external power). To the rear of the property is a landscaped garden (which enjoys a high degree of privacy, with patio, lawn outdoor bar named 'The Tatty Pallet and South facing covered entertaining area).

### The Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is ideally situated in a great location for numerous local schools\*. 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 (Ecoslate recycled tiles)

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

Water Meter-Present at Property

Planning Permission Approved 2016- Stockport Planning Portal ref. DC/061729 Freehold

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 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 7NJ**

What 3 Words: **eagles.eggs.traded**

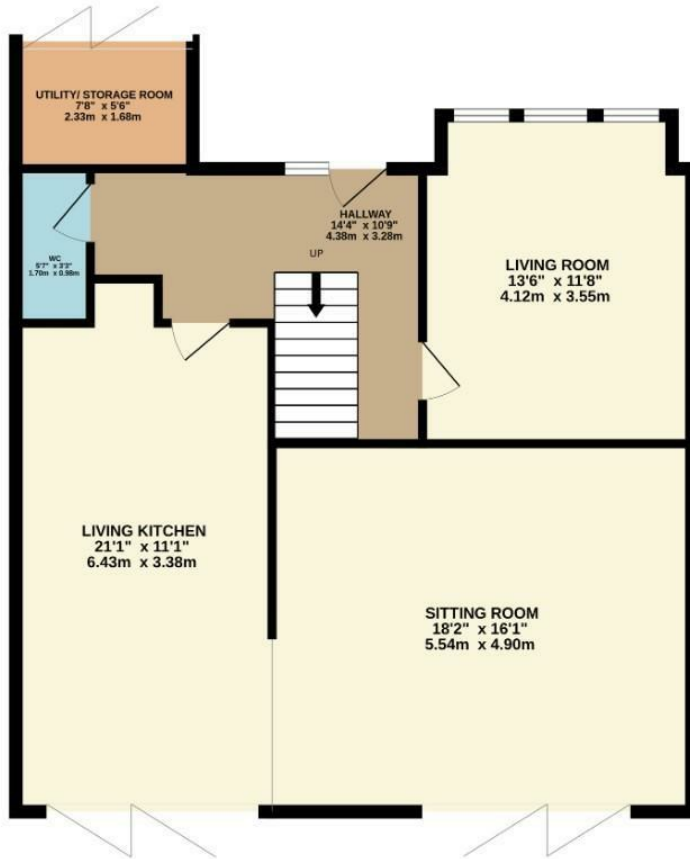
Council Tax Band: **D**

EPC Rating: **TBC**

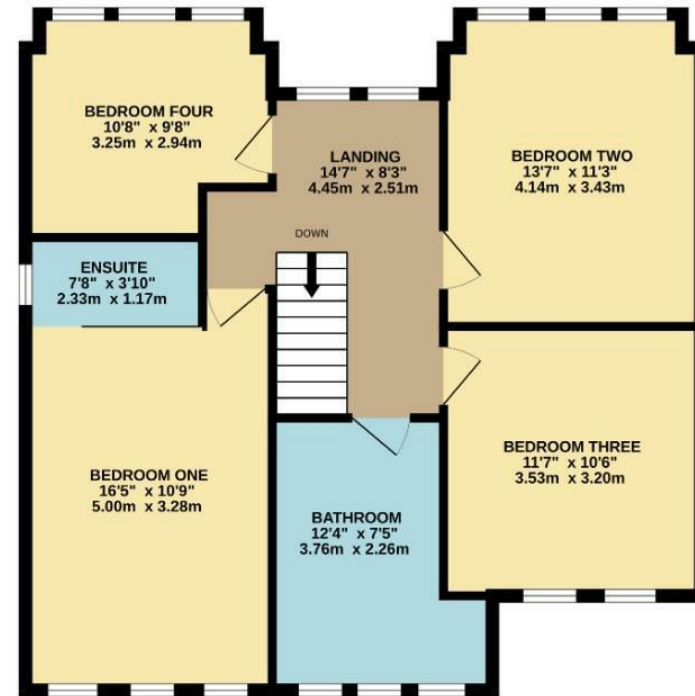
Tenure: **Freehold**



GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 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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