

31 Woodfield Road  
Cheadle Hulme, Cheshire, SK8 7JT



*mosley jarman*





## 31 Woodfield Road, Cheadle Hulme, Cheshire, SK8 7JT

**Offers in the Region of £685,000**

Video Tour available- A superbly well-presented and extended four bedroom, two bathroom 1920's semi-detached family home situated in an extremely popular residential location close to Cheadle Hulme village, train station and within the school catchment area for Hursthead Primary School and Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating, off road parking, integral garage and well established gardens. The accommodation includes; entrance porch, entrance hallway, living room (with living flame gas fire and surround), sitting room (with living flame gas fire, surround and sliding doors onto the garden), garden room (with views over and French doors onto the garden), dining room (with access to under stairs storage and opening to), kitchen (fitted with modern matching wall and base units, granite work surfaces and integrated/space for appliances), down stairs wc, utility room (with access to rear garden) and integral garage. To the first floor is a landing (with access to a loft room with pull down ladder which offers potential to create further accommodation), master bedroom, ensuite bathroom (with modern sanitaryware corner bath, electric shower and heated towel rail), three further bedrooms (one with fitted wardrobes) and a modern shower room (with vanity unit, heated towel rail and shower enclosure with thermostatic shower).



- Extended four bedroom family home
- School catchment area for Hursthead Primary School
- School catchment area for Cheadle Hulme High School
- Extremely popular residential location
- Superbly presented throughout
- Two bathrooms
- Utility room and down stairs wc
- Off road parking and integral garage
- Well established gardens
- Perfect family home





### The Grounds & Gardens

To the front of the house is a large driveway which provides off road parking for several cars and leads to an integral garage (with electric roller door, lights and power). The superb rear family garden is beautifully maintained (with well established planted shrubs and borders, lawn and paved patio).

### The Location

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

Water Meter- Not present at property.

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 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 7JT

What 3 Words:

branch.rush.enjoyable

Council Tax Band:

E

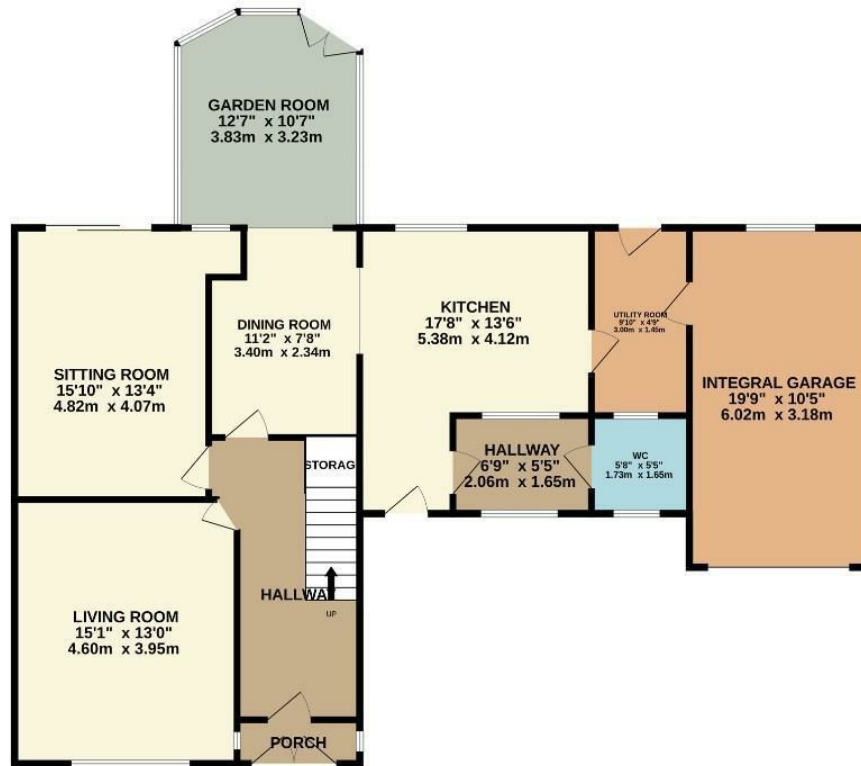
EPC Rating:

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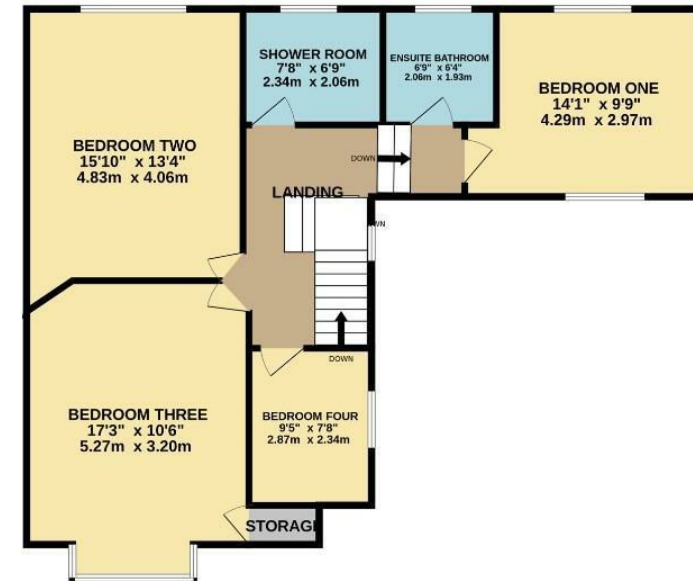
Tenure:

Freehold

GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.2 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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