

# 3 Abbeydale Close

Cheadle Hulme, Cheshire, SK8 6RD



*mosley jarman*



## 3 Abbeydale Close, Cheadle Hulme, Cheshire, SK8 6RD

**£450,000**

*\*Video tour available\** A superbly presented and spacious four-bedroom, two-bathroom end townhouse situated on a corner plot which forms part of the popular development built by Jones Homes. The property benefits from UPVC double glazing, gas fired central heating, off road parking, private rear garden and in catchment for Cheadle Hulme High School. The accommodation includes; entrance hallway (with down stairs w/c), sitting room/playroom, utility room, modern dining kitchen fitted with white gloss matching wall and base units, integrated and space for appliances, granite worktops, breakfast bar and space for dining) and a conservatory. To the first floor there is a landing which provides access to a spacious living room (with two Juliet balconies) and master bedroom (with fitted wardrobes and en-suite). To the second floor there is a landing leading to three further bedrooms and a stylish family bathroom).



- A superbly presented and spacious end townhouse
- Two bathrooms (one en-suite)
- Accommodation Over Three Floors
- Excellent access to the local motorway network
- UPVC double glazing and gas fired central heating
- Four bedrooms
- Modern dining kitchen
- School catchment area for Cheadle Hulme High School
- Utility Room and downstairs wc
- Private South facing garden



### The Grounds and Gardens

To the front of the property there is a low maintenance garden with bushes and shrubs providing a high level of privacy and a driveway providing off road parking. To the rear of the property there is a private and enclosed South facing garden with artificial grass.

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

Water Meter- tbc

Leasehold

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.

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 6RD**

What 3 Words: **kind.area.costs**

Council Tax Band: **E**

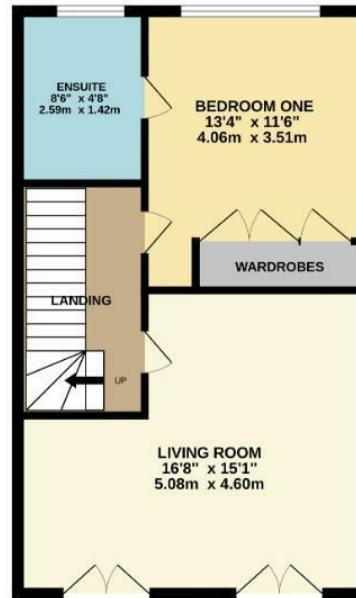
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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