

11 Vicarage Avenue
Cheadle Hulme, Cheshire, SK8 7JW



mosley jarman



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Offers Over £425,000

An extended three-bedroom 1930'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 off road parking, detached garage, UPVC double glazing, gas fired central heating (run by a combination boiler), large well-established garden and offers fantastic potential to remodel and update. The accommodation includes; entrance porch, entrance hallway (with storage), extended breakfast kitchen (fitted with matching wall and base units, integrated and space for appliances and breakfast bar), spacious living/ dining room (with bay window and fire) and sitting room (with sliding doors onto the garden), To the first floor is a landing (with loft access), three good sized bedrooms, family bathroom and separate wc.



- Extended three bedroom family home
- Extremely popular residential location
- School catchment area for Hursthead Primary School
- School catchment area for Cheadle Hulme High School
- Extended breakfast kitchen
- Off road parking for several cars
- Detached garage
- Large garden



The Grounds & Gardens

To the front of the property is driveway which provides off road parking for several cars. The driveway extends down the side of the house and leads to a detached garage (which is currently split into a utility area and storage room with lights and power). To the rear of the house is a large family garden (with lawn and paved patio).

The Location

The property is situated in a convenient location between Bramhall and Cheadle Hulme Villages and within catchment for Hursthead 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

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- 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 7JW**

What 3 Words: **shift.smart.cycle**

Council Tax Band: **D**

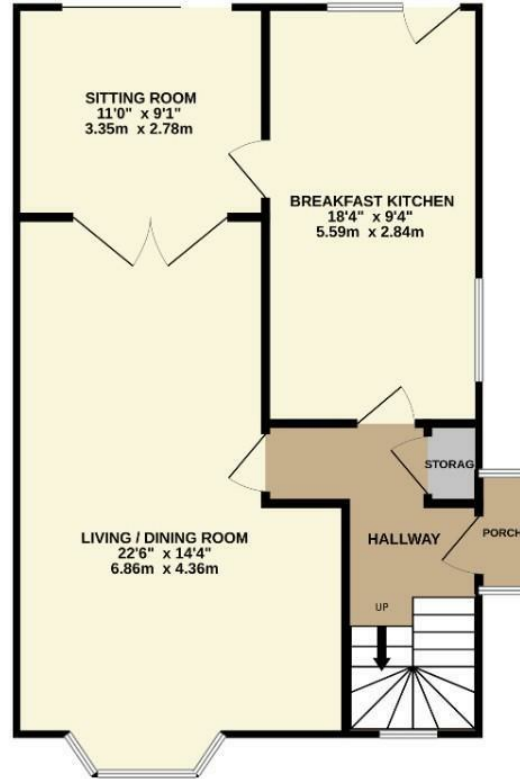
EPC Rating: **D**

Tenure: **Freehold**

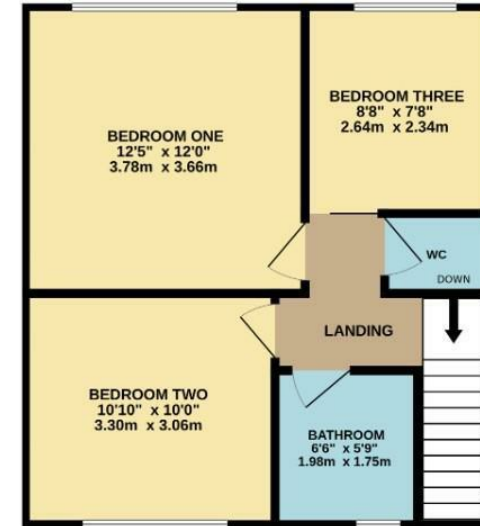
GARAGE
157 sq.ft. (14.6 sq.m.) approx.



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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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