

# 12 Ripley Avenue

Cheadle Hulme, Cheshire, SK8 7NF



*mosley jarman*



## 12 Ripley Avenue, Cheadle Hulme, Cheshire, SK8 7NF

£575,000

\*Video Tour Available\* This superbly presented, extended, and remodelled two/ three-bedroom, two-bathroom semi-detached family home is situated in a quiet cul-de-sac location near Bramhall and Cheadle Hulme villages. Offering excellent access to the A34 and local motorway network the house falls within the school catchment areas for Moss Hey Primary School and Bramhall High School. The property features UPVC double glazing, gas-fired central heating, off-road parking, and large, well-established gardens. Additionally, there is no onward chain. The ground floor includes a welcoming and spacious entrance hallway leading to an expansive open-plan living/dining room, which opens into the orangery. The orangery features a log burner and offers views over the garden. A convenient utility room provides space for laundry and storage. The stylish bathroom has a rolltop bath, rainwater shower head, and heated towel rail. The stunning dining kitchen boasts vaulted ceilings and Velux windows, contemporary matching wall and base units, a Belfast sink, integrated Neff appliances, and a large island/breakfast bar. On the first floor, the landing provides access to a master bedroom that includes fitted wardrobes and a modern ensuite shower room. The second double bedroom is spacious and includes storage space. The second floor offers a loft room/ occasional bedroom, which is ideal for guests or as a home office. This property is perfect for families seeking a spacious and modern home in a peaceful yet convenient location.



- Extended and remodelled two/three bedroom semi-detached family home
- Quiet cul de sac location
- Two bathrooms (one ensuite)
- Stunning dining kitchen
- Off road parking
- Superbly presented throughout
- School catchment areas for Moss Hey Primary School
- Utility room and orangery
- Spacious living/dining room
- Well established gardens



### The Grounds & Gardens

To the front of the property is a driveway that provides off-road parking. At the rear of the house is a large, well-established garden featuring a lawn, patio, planted shrubs and borders, a timber shed, and a garden room.

### The Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic 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 (seas and rivers)\*\*

Water Meter-Not Present at Property

Planning Permission Approved 2022- Stockport Planning Portal ref. DC/085728

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\*. (Some limited indoor coverage).

\* 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 7NF**

What 3 Words: **tribe.wiped.globe**

Council Tax Band: **C**

EPC Rating: **TBC**

Tenure: **Freehold**

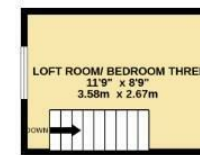
GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR  
105 sq.ft. (9.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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