

18 Yew Tree Park Road

Cheadle Hulme, Cheshire, SK8 7EP



mosley jarman



18 Yew Tree Park Road, Cheadle Hulme, Cheshire, SK8 7EP

£950,000

A substantially extended and remodelled five double bedroom, four bathroom 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. Recently renovated to an exceptional standard with high-quality fixtures and fittings throughout, the property features UPVC double glazing, gas-fired central heating, off-road parking for several cars, a private west-facing garden, and is offered for sale with no onward chain. This exceptional property offers a unique blend of space, style, and convenience, making it the perfect home for a family. The ground floor includes a storm porch, entrance hallway with stairs leading to the first floor and a W/C, two spacious reception rooms, and an impressive open plan living kitchen (offering space to cook, dine, and lounge, and is fitted with bespoke matching wall and base units, a large island with storage, quartz worktops, integrated appliances, and bi-fold doors leading to the rear garden). Additionally, there is a walk-in pantry and a utility room with space for appliances and access to an integral garage. On the first floor, a spacious landing leads to a stunning master bedroom suite (with a dressing area and a contemporary en-suite featuring floor-to-ceiling tiles, a walk-in shower with a rainwater shower head, a vanity sink unit, a heated towel rail, and an LED mirror). There are also two further bedrooms on this floor (both benefitting from ensuites). The second floor comprises a landing that provides access to two additional double bedrooms (which could also serve as a potential study or playroom) and a stunning family bathroom (with a shower over the bath, a vanity sink unit, a rainwater shower head, and a heated towel rail).

- A substantially extended and remodelled detached family home
- Four bathrooms
- School catchment area for Hursthead Primary School and Cheadle Hulme High School
- Integral garage
- Off road parking for several cars
- Five double bedrooms
- Accommodation over three floors
- Open plan living
- Private West facing garden
- No onwards chain



The Location

The property is well located on the Hursthead Estate in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within school catchment area 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.

Grounds and Gardens

The front of the property features a driveway that provides off-road parking for several cars and leads to an integral garage (equipped with an electric door, lights, and power). The rear of the property boasts a west facing garden (with composite decking, a lawn, bushes, shrubs, and trees that provide a high level of privacy).

Important Information

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

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

Water Meter- No

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 7EP**

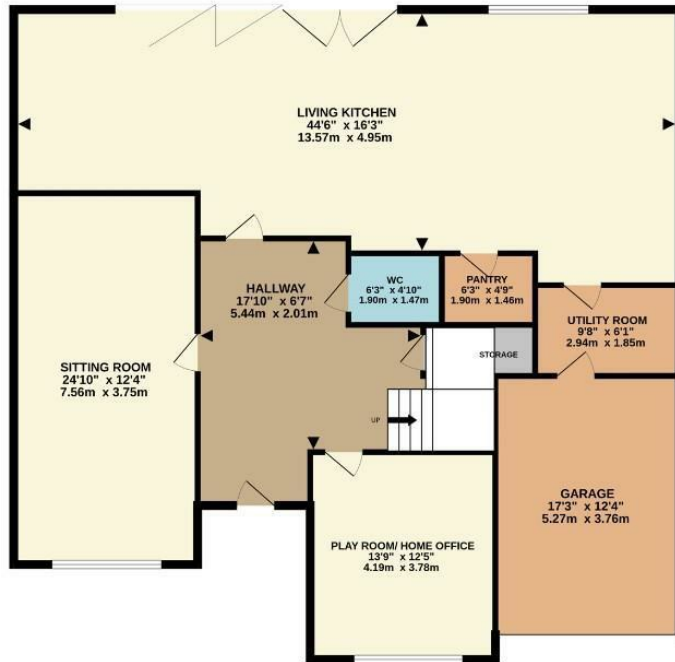
What 3 Words: **boxer.slam.aims**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



2ND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 3668 sq.ft. (340.8 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.

Made with Metropix ©2024

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

mosley jarman

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.