

12 Lawnhurst Close

Cheadle Hulme, Cheshire, SK8 6RH



mosley jarman



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£450,000

A stylishly presented and spacious four-bedroom, two-bathroom townhouse situated in the popular development built by Jones Homes. The property benefits from UPVC double glazing, gas fired central heating ran by a pressurised cylinder, off road parking, south facing rear garden and in catchment for Cheadle Hulme High School. The accommodation includes; entrance hallway (with down stairs w/c and storage cupboard), contemporary living kitchen (fitted with matching wall and base units, integrated appliances and offers a perfect space for entertaining), utility area (with space for washer/dryer) and a garage store. To the first floor there is a spacious landing which provides access to a living room (with two Juliet balconies) and a master bedroom (benefitting from fitted wardrobes) and a modern en-suite (with a three piece suite). To the second floor there is a further landing leading to three additional bedrooms, a stylish family bathroom (with three-piece white suite) and a further storage cupboard (housing the property's pressurised cylinder). In addition the property is offered for sale with no onwards chain.



- A stylishly presented and spacious family home
- Two bathrooms (one en-suite)
- Accommodation Over Three Floors
- School catchment area for Cheadle Hulme High School
- Utility area and garage store
- Four bedrooms
- Gas fired central heating
- South facing garden
- Cul-de-sac location
- No chain



Grounds and Gardens

To the front of the property there is a driveway providing off road parking and access to the garage store. To the rear of the property there is south facing garden (with patio area and lawn).

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

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- Yes

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 6RH**

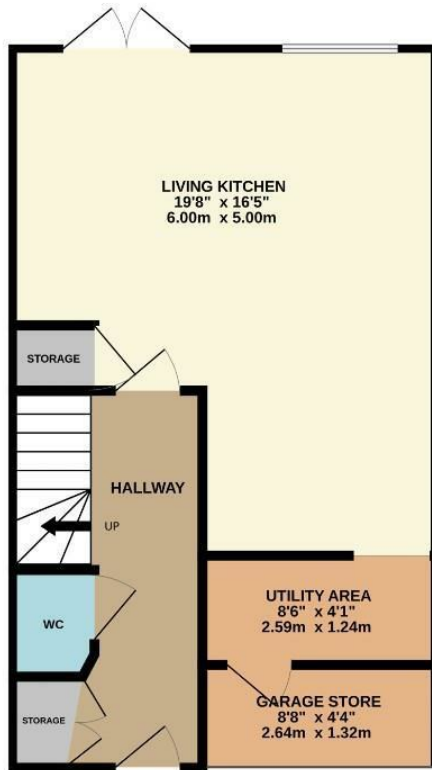
What 3 Words: **forms.cloak.ever**

Council Tax Band: **E**

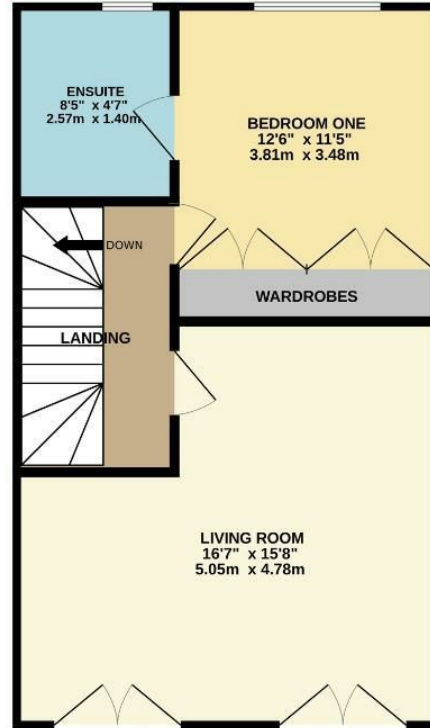
EPC Rating: **C**

Tenure: **Leasehold**

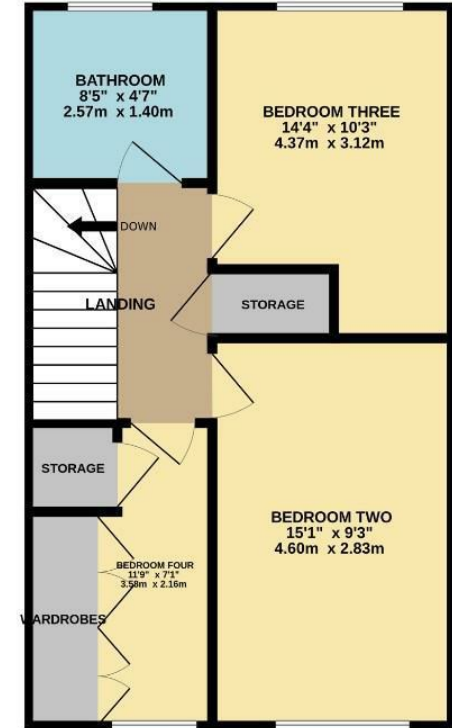
GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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