

# 4 Ripley Avenue

Cheadle Hulme, Cheshire, SK8 7NF



*mosley jarman*





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

**£475,000**

This is an extremely well-presented, two-bedroom, detached bungalow situated on a private road in a quiet cul-de-sac location near Bramhall and Cheadle Hulme villages. Offering excellent access to the A34 and local motorway network, the property benefits from UPVC double glazing, an intruder alarm, gas-fired central heating (run by a combination boiler), off-road parking and a detached double garage. It is offered for sale with no onward chain. Inside, the accommodation includes; an entrance porch, entrance hall, dining room with French doors leading to a dual aspect living room with fireplace and sliding doors to outside. A kitchen is fitted with matching wall and base units with space for appliances. There is a modern fitted shower-room, a master bedroom with fitted storage and a second bedroom with fitted storage and en-suite wc.



- Two bedroom detached bungalow
- Two reception rooms
- Delightful gardens to all sides
- Detached garage
- Extremely well presented throughout
- Cul de sac location
- Modern kitchen and shower-room
- Off road parking
- No onward chain





### The Grounds & Gardens

There is a driveway to the front/side of bungalow which provides off road parking and extends down the side of the property leading to a detached double garage. In addition, there are well-established gardens to the front and side of the house and a courtyard style garden to the rear with planted shrubs and borders.

### 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-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\*. (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: **onions.spaces.bars**

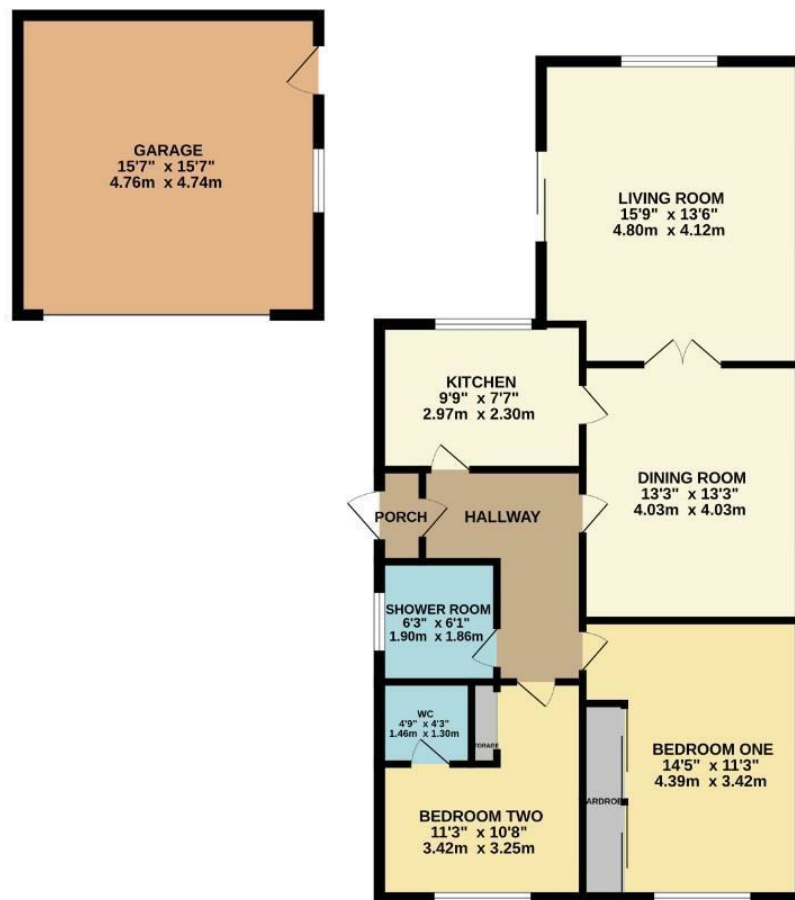
Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**



GROUND FLOOR  
1080 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 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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