

82 Cheadle Road  
Cheadle Hulme, Cheshire, SK8 5DP



*mosley jarman*





## 82 Cheadle Road, Cheadle Hulme, Cheshire, SK8 5DP

**£575,000**

A beautifully presented, extended, and remodelled four bedroom, two bathroom semi-detached family home situated in a popular residential location within a short walk of Cheadle Hulme village, train station and within the school catchment area for Oak Tree Primary School and Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off-road parking and a landscaped south facing garden. The accommodation includes; spacious entrance hallway, living room (with bay window and cast iron fireplace), stunning living kitchen (fitted with modern matching wall and base units, integrated appliances, a living and dining area with French doors providing access onto the rear garden) and an integral garage. To the first floor there is spacious landing (which is boarded with lights and power) providing access to a master bedroom (with bay window and fitted wardrobes), three further bedrooms (one benefiting from an ensuite) and a family bathroom.



- An immaculately presented and extended semi-detached family home
- Two bathrooms (one ensuite)
- Superbly presented throughout
- Attached garage
- School catchment for Oak Tree Primary School and Cheadle Hulme High School
- Four bedrooms
- Stunning open plan living kitchen
- Gas fired central heating (run by a combination boiler)
- Walking distance to Cheadle Hulme Village and local shops
- Gated Driveway with Off-Road Parking for Several Cars





### The Grounds and Gardens

To the front of the house there is a gated driveway which provides off road parking for several cars, a large integral garage and a front lawn. To the rear of the property there is a South facing garden (which is mainly laid to lawn with bushes, shrubs and patio area).

### The Location

The property is situated in a popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Oak Tree 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 - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - Yes

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. 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 5DP**

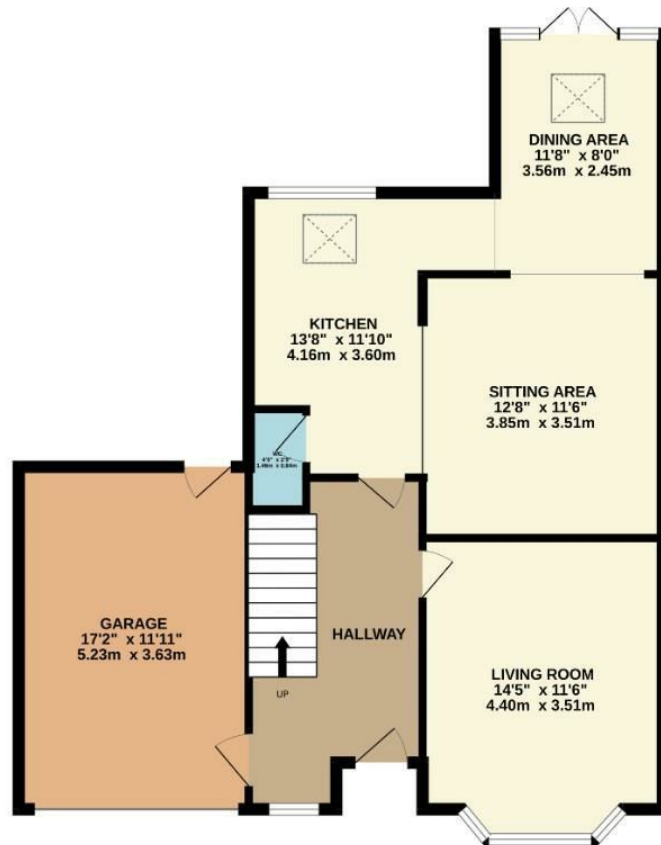
What 3 Words: **turned.books.carry**

Council Tax Band: **D**

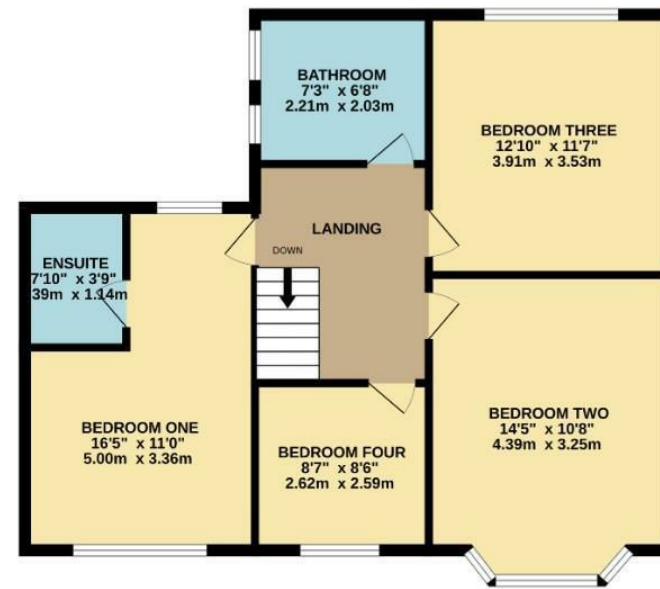
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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