

**47 Southdown Crescent**  
Cheadle Hulme, Cheshire, SK8 6EQ



*mosley jarman*



## 47 Southdown Crescent, Cheadle Hulme, Cheshire, SK8 6EQ

£800,000

\*No Onward Chain\* A beautifully presented and extended four double bedroom, two bathroom detached family home situated in a cul de sac in a hugely popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Bradshaw Hall Primary School and Cheadle Hulme High School. The property is also located close to Cheadle Hulme Primary School (run by the Laurus Trust) and Laurus Cheadle Hulme. The house is finished to an exceptionally high standard with high quality fixtures and fittings throughout and benefits from UPVC double glazing, gas fired central heating (hot water pressurised cylinder), solar panels (further information available upon request), app controlled Texecom alarm, off road parking, integral double garage and landscaped South facing garden with oak clad fully insulated garden room/ home office. The accommodation includes; entrance hallway (with vaulted ceiling, Velux windows, downstairs wc and access to integral garage), living kitchen (fitted with contemporary matching wall and base units, silestone work surfaces, integrated Leibherr, Gaggenau and Neff appliances, Quooker flex tap with Cube system, breakfast bar and spacious living/ dining area), dining room and living room. To the first floor is a gallery landing (with large storage room which offers potential to create a fifth bedroom-subject to planning consent), master bedroom (with bespoke Sliderobe fitted wardrobes and remote controlled air conditioning), stylish ensuite bathroom (with Villeroy and Boch sanitaryware, under floor heating, heated mirror, separate shower enclosure with rainwater shower head and heated towel rail), three further double bedrooms (one with bespoke Sliderobe fitted wardrobes) and a superb family bathroom (with Villeroy and Boch sanitaryware including a walk in shower with rainwater shower head



- Beautifully presented & extended four double bedroom, two bathroom detached family
- School catchment area for Bradshaw Hall Primary School and Cheadle Hulme High School
- EPIC rated B as of October 2024
- Off road parking & integral double garage (with electric charge point)
- Solar panels & Tesla battery storage-provide saving / income (further information available upon request)
- Landscaped South facing garden
- Bespoke garden room/ home office (with hardwired internet connection)
- Stylish living kitchen & two reception rooms
- No onward chain
- Hugely popular residential location close to the centre of Cheadle Hulme village



### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking and leads to an integral double garage (with electric remote-controlled door, lights and power, electric car charge point and space for utilities). To the rear of the house is a South facing garden which enjoys a private open aspect and is mainly laid to lawn (with patio raised beds and planted shrubs and borders). In addition there is a fantastic oak clad garden room/ home office (which benefits from hard wired Cat5 internet connection, remote controlled heating & air conditioning, Amtico flooring, UPVC sliding door and is fully insulated).

### The Location

The property is situated in a hugely popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Bradshaw Hall Primary School and Cheadle Hulme High school. The property is also located close to Cheadle Hulme Primary School (ran by the Laurus Trust) and Laurus Cheadle Hulme. 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 - Medium Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter- Present at Property.

Planning Permission Approved 2006- Stockport Planning Portal ref. DC/022575

Solar Panels- The property benefits from a £20k+ solar panel and Tesla battery storage system (installed Feb 23) that, to date, has generated surplus energy payments and savings in electricity costs of circa £2.4k (further information available on request).

There are some covenants that affect the property. Full details of covenants available upon request  
No trade or business of any description shall be carried out on any part of the said plot of land or in any building erected thereon

No caravans or boats or any motor vehicles designed or adapted for use as boats on trailers nor any trade vehicles shall be placed on those parts of the said plot of land which when developed shall form part of the curtilages of any dwellinghouses where such parts as aforesaid lie between the front elevations (and side elevations where appropriate) of the dwellinghouse and the estate roads

For a full list of covenants please contact Mosley Jarman Estate Agents for a copy of the title register.  
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\*.

\* 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 6EQ**

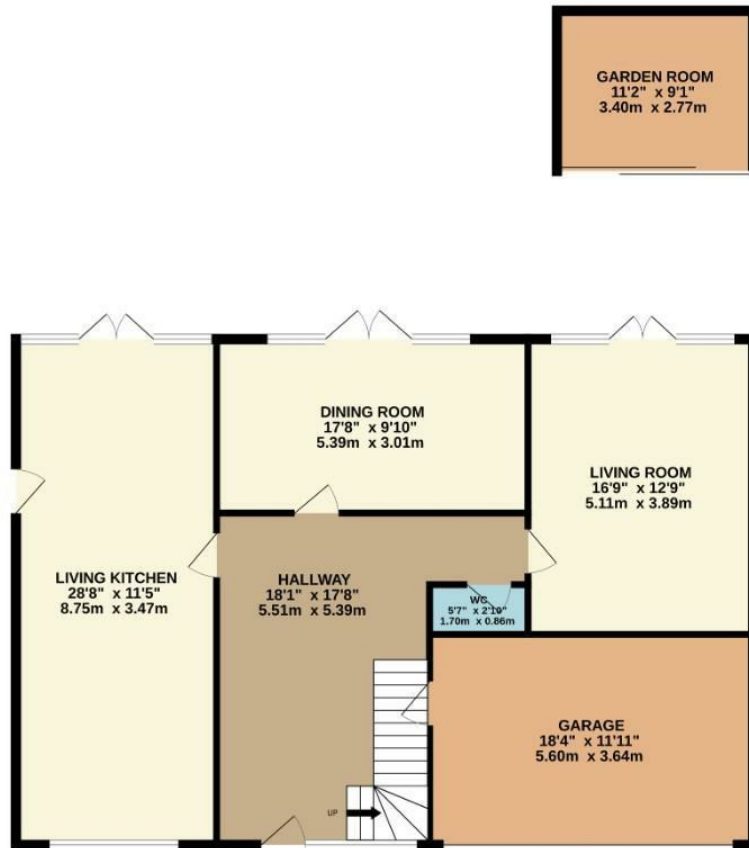
What 3 Words: **racks.survey.accute**

Council Tax Band: **F**

EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR  
1302 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2235 sq.ft. (207.7 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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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.