

# Albert Gardens Albert

Chedale Hulme, SK8 5DG



*mosley jarman*





## Trentham, Albert Gardens Albert Close, Cheadle Hulme, SK8 5DG

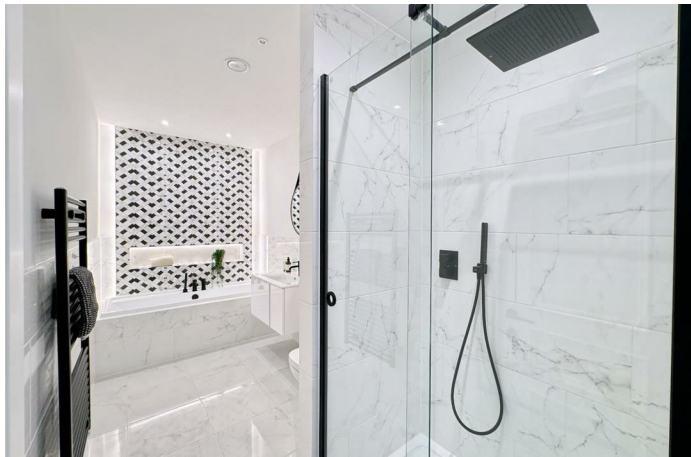
**£1,125,000**

This exceptional new five bedroom detached house is now available for immediate occupancy and features a stunningly large garden. The property includes a living room, an open-plan family/dining room with a kitchen, two en-suite bathrooms, and a family shower room. A detached single garage and off-road parking are also included. Located just a short walk from Cheadle Hulme village, this home offers both convenience and luxury. Albert Gardens, the latest development by Short Construction, a reputable local family builder, consists of just four homes. Each property has five bedrooms, one currently set up as home study (with hard wired data points), along with a storage room. The kitchens and bathrooms are of high quality, designed by Porcelanosa, with two en-suites and a family shower room. The homes are heated by energy-efficient Air Source Heat Pumps, ensuring low running costs and excellent insulation throughout. The architect's expertise is particularly evident in the impressive interior layout, which truly stands out upon visiting. The two top-floor bedrooms function as spacious bed-sitting rooms, offering flexibility in their use.



- A beautifully designed luxury home, hidden from view from the road, offering both privacy and elegance
- Two en-suite bathrooms, and a large family bathroom
- Heated by efficient Air Source Heat Pumps, complemented by additional energy-saving features for enhanced cost-effectiveness
- Featuring four or five spacious bedrooms
- Porcelanosa kitchens with Quartz work surfaces and integrated appliances
- Boasting a spacious, fully enclosed lawn garden, perfect for privacy and outdoor enjoyment





### Important Information

Heating - Gas central heating (under floor heating & radiators)

Mains - Gas, Electric, waters and drains. Heated by efficient Air Source Heat Pumps,

Property Construction- Brick built with tiled roof

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

EV Charging Point

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\* (Outdoors). Limited coverage (Indoors).

\* 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

### Security and Guarantees

Security lighting to each property on sensors.

Burglar alarm with keypad and panic button.

High security locking systems fitted to all external doors

10 year new home warranty.

CO2 and heat detectors to all principal rooms.

2 year building guarantee from Short Construction Ltd with direct access to their support team.

### The Location

Despite Albert Gardens being hidden away in a private location the site is less than 300m from Cheadle Hulme high Street where there is an extensive collection of shops, a Waitrose Superstore, a number of restaurants and bars, churches and easy access to Cheadle Hulme train station, which provides easy access to the main west -coast line, meaning there are an awful lot of amenities that can be accessed in a short walk. The site is also less than 3 miles away from the M60 and Manchester international Airport and just outside the site entrance is a bus stop so transport links to every destination is easy. There are also a number of parks and recreational facilities close by , the closest being Bruntwood Park. In terms of local facilities by car Handforth Dean where there is a large Marks and Spencer's , Tesco supermarket , boots and other stores and also further into Cheadle there is a John Lewis and Sainsbury's major store, both locations no more than a 5-10 minute trip away and Manchester city centre itself is easy to get to by car, train or bus.

Postcode: **SK8 5DG**

What 3 Words: **mercy.crest.listed**

Council Tax Band: **G**

EPC Rating: **B**

Tenure: **Freehold**

# Trentham

# Albert Gardens



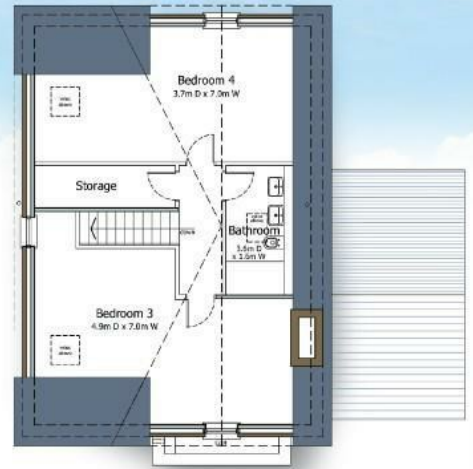
## GROUND FLOOR



## FIRST FLOOR



## ATTIC



\*Note: These are artists impressions and may not be wholly representative of the exact built form



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