

6 Henley Avenue

Cheadle Hulme, Cheshire, SK8 6DW



mosley jarman



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£450,000

VIDEO TOUR AVAILABLE - A superbly presented, refurbished, and remodelled three bedroom, two bathroom link-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 Cheadle Hulme High School. The property has recently undergone a complete refurbishment and has been finished to an exceptionally high standard with high quality fixtures and fittings throughout. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, new roof (2023 completion) and a private landscaped garden. The accommodation includes; entrance hallway (with under stairs storage), spacious living room (with electric fire), stunning living kitchen (fitted with matching wall and base units, integrated appliances, large island with storage and power, bi-fold doors to the rear garden and a living area perfect for entertaining), integral garage (with electric roller door), utility room (with space for washer/dryer and a wc). To the first floor there is a landing (with loft access / partly boarded), three well-appointed bedrooms (master benefiting from a stylish en-suite) and a contemporary family bathroom (with tiles floor to ceiling, heated towel rail, bath, rainwater shower head and a vanity sink unit).



- A superbly presented, refurbished, and remodelled family home
- Two bathrooms (one en-suite)
- Gas fired central heating (warmed by a combination boiler)
- School catchment area for Cheadle Hulme High School
- Ethernet Connectivity in every room
- Three bedrooms
- UPVC double glazing
- Finished to an exceptional high standard
- Off road parking
- Utility room and downstairs wc



The Ground and Gardens

To the front of the property offers a driveway with off-road parking, while the rear garden benefits from composite decking (with integrated lighting), a well-maintained lawn, and enjoys a high level of privacy.

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 (run by the Laurus Trust). 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 (Surface water), Medium (sea and rivers)**

Water Meter - Yes

Freehold title: GM485130 and Leasehold title: MAN183601 (The vendor owns the 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 and 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 6DW**

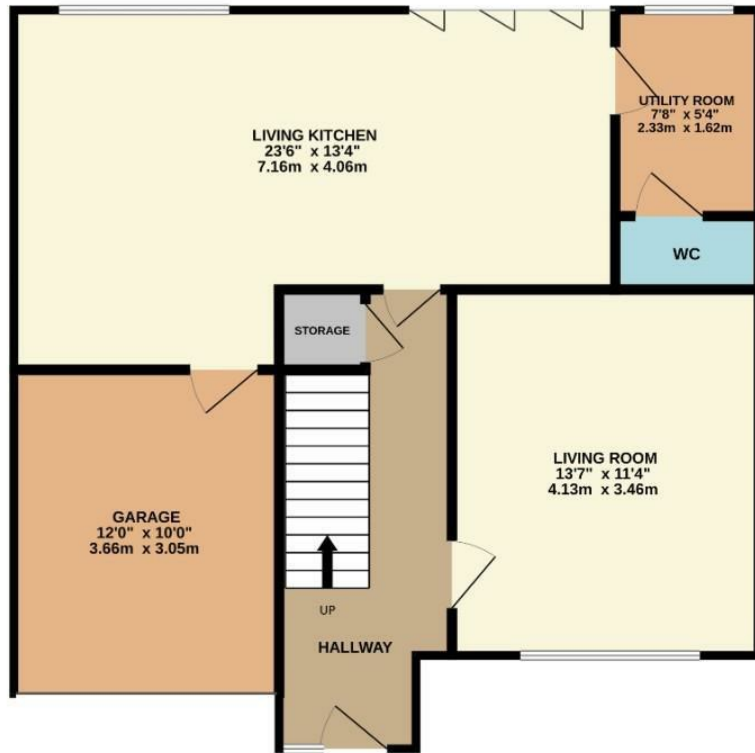
What 3 Words: **handed.home.spring**

Council Tax Band: **D**

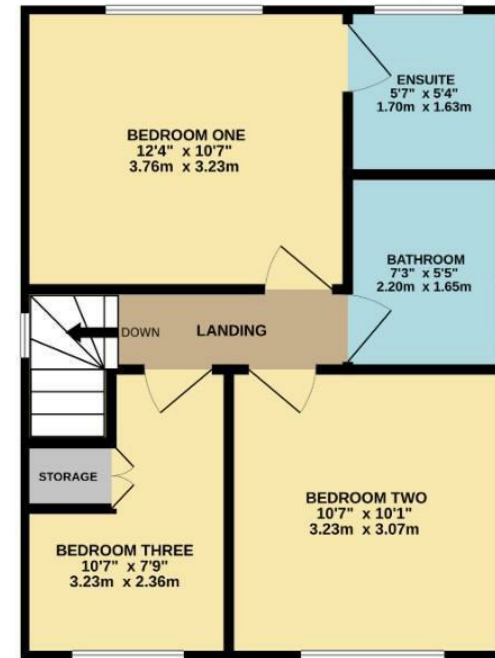
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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