

2 Dundonald Road

Cheadle Hulme, Cheshire, SK8 6LL



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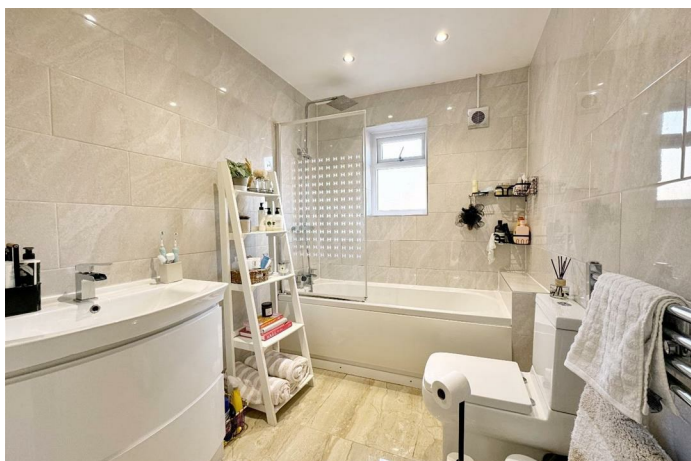
2 Dundonald Road, Cheadle Hulme, Cheshire, SK8 6LL

£300,000

Video Tour available- A superbly presented and spacious two-bedroom period semi-detached house situated in a cul-de-sac in a popular residential location close to Cheadle Hulme village and within the catchment area for Thorn Grove Primary School and Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), on street permit parking and rear garden. The accommodation includes; spacious living room (with Crittall doors and understairs storage), dining room and kitchen (fitted with modern matching wall and base units, integrated/space for appliances and access to garden). To the first floor is a landing (with loft access and pull down ladder- the loft space has been carpeted and has a Velux window, providing excellent storage space), two bedrooms (both benefitting from fitted wardrobes) and a modern family bathroom (with three piece suite and heated towel rail).



- A superbly presented and spacious semi-detached house
- Popular residential location
- Gas fired central heating
- Catchment for Cheadle Hulme High School
- On street permit parking
- Two bedrooms
- UPVC double glazing
- High quality finish
- Cul-de-sac location
- West facing garden



The Grounds & Gardens

To the front of the property there is a walled front garden and on street permit parking. To the rear there is a private lawned garden (which is mainly laid to lawn, patio area and garden shed).

The Location

Situated in a quiet cul-de-sac in a popular residential location close to Cheadle Hulme village and within the catchment area for Thorn Grove 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 - Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter- TBC

Parking Permit- £30 per annum

Leasehold- 984 year lease from 1924. Rent charge approx £1 per annum

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 6LL**

What 3 Words: **dish.neon.custom**

Council Tax Band: **C**

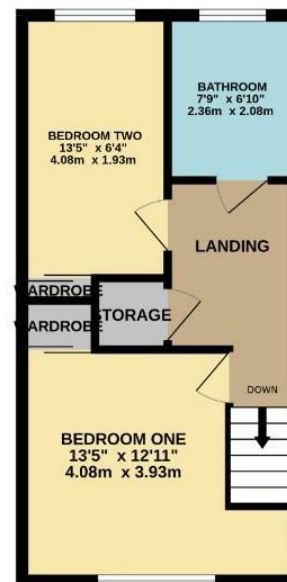
EPC Rating: **E**

Tenure: **Leasehold**

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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 misstatement. 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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