

# Little Meadow, Spath Walk

Cheadle Hulme, Cheshire, SK8 7NJ



*mosley jarman*



## Little Meadow, 8 Spath Walk, Cheadle Hulme, Cheshire, SK8 7NJ

**Offers in the Region of £650,000**

An extremely well presented and extended three bedroom detached bungalow situated on a quiet cul de sac (on a private road) in a superb semi-rural location close to the centres of Bramhall and Cheadle Hulme villages. The property is situated on a large plot with gardens to three sides, off road parking for several cars, detached garage, superb West facing garden and benefits from UPVC double glazing and gas fired central heating (run by a combination boiler). The accommodation includes; entrance porch, entrance hallway (with under storage/ cloaks), spacious triple aspect living/ dining room (with multi-fuel log burner, French doors to side aspect and opening to), garden room (with French doors onto garden, under floor heating, slate roof, Velux windows and stunning viewings over garden), dining kitchen (fitted with matching wall and base units, integrated and space for appliances and opening to), dining area (with access to garden, slate roof, rain sensor Velux windows and stunning viewings over garden), master bedroom (with fitted wardrobes and wc which has plumbing to create an ensuite), a large modern shower room (with walk in shower, fully tiled walls and floor, heated towel rail and airing cupboard) and another bedroom. To the first floor is a landing (with study area) and access to a further double bedroom (with eaves storage).



- Extended three bedroom detached bungalow
- Large plot
- Extremely well presented throughout
- Detached garage/ work shop with utility room
- Large living/dining room
- Cul de sac location
- Stunning West facing garden
- Off road parking for several cars
- Walking distance to Bramhall Centre
- Garden room with stunning views over garden



### The Grounds and Gardens

To the front of the property is a large driveway which provides off road parking for several cars and leads to a detached garage (currently being used as a workshop with fully insulated roof and attached storage room with gardeners toilet). There is a front garden (which is mainly laid to lawn). To the side of the property is a further garden and Greenhouse. The rear West facing garden is absolutely stunning (there is a large lawn, planted shrubs and borders, pond, large composite decked terrace, paved patio and large gazebo- with slate roof, decked flooring, electrics and heating). The garden is extremely private and enjoys superb open aspect views over neighbouring gardens and land. The property is also in Green Belt.

### The Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within walking distance of Moss Hey Primary School and Hursthead Primary 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-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 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 7NJ**

What 3 Words: **miles.vanish.index**

Council Tax Band: **E**

EPC Rating: **D TBC**

Tenure: **Freehold**

