

# 7 Spath Walk

Cheadle Hulme, Cheshire, SK8 7NJ



*mosley jarman*



## 7 Spath Walk, Cheadle Hulme, Cheshire, SK8 7NJ

**Offers in the Region of £575,000**

An extremely spacious three double bedroom, two bathroom 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 benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, integral garage, two loft rooms and a private garden. The bungalow does require some updating and modernisation and offers fantastic potential to extend and/or remodel (subject to planning consent). In addition there is no onward chain. The accommodation includes; entrance porch, hallway (with storage), kitchen (fitted with matching wall and base units, integrated appliances and breakfast bar), utility room (with space and plumbing for appliances) dining room/ bedroom three, two further double bedrooms (both with fitted wardrobes/storage), bathroom (with matching three piece suite and separate shower enclosure), spacious living room (with French doors onto the garden) and integral garage (with lights/power, loft storage and electric door). To the first floor are two loft rooms (both with Velux windows and storage) and a shower room with additional loft space ripe for conversion if desired.

- Spacious three bedroom detached bungalow
- Cul de sac location
- Close to the centres of Bramhall and Cheadle Hulme villages
- No onward chain
- Potential to extend and/or remodel (subject to planning consent)
- Two loft rooms
- Two bathrooms and utility room
- Off road parking for several cars
- Integral garage
- Low maintenance garden



### The Grounds & Gardens

To the front of the property is a driveway which provides off road parking for several cars and leads to the garage. To the rear of the house is an extremely private and low maintenance garden (with artificial lawn, planted borders and timber shed).

### 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**

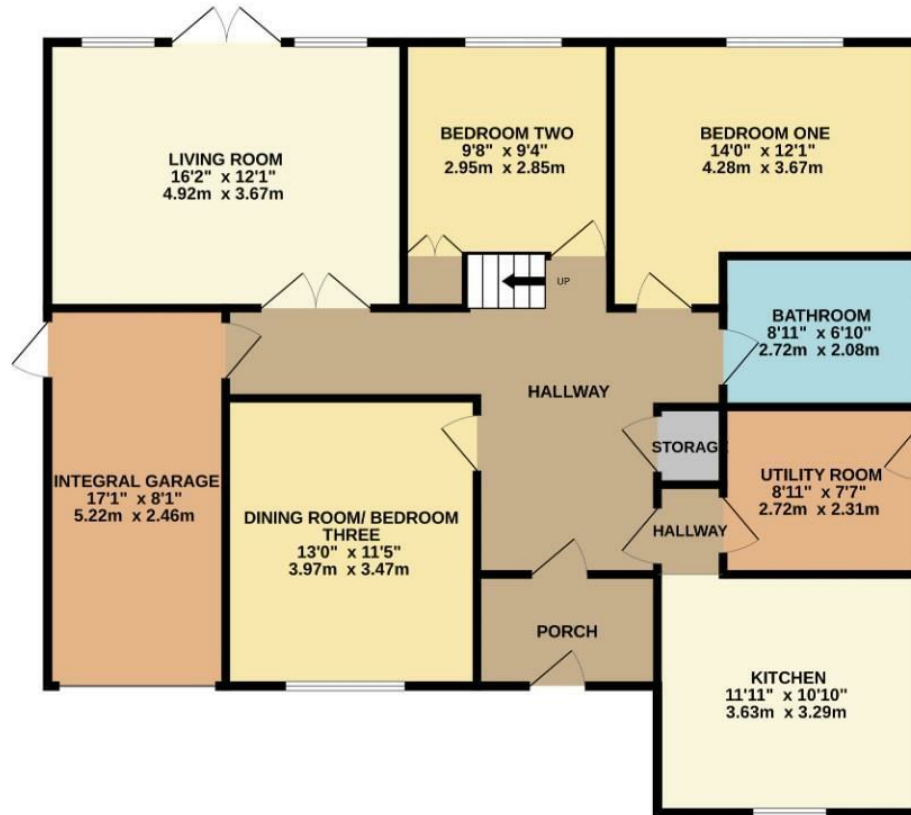
What 3 Words: **weeks.incomes.tame**

Council Tax Band: **E**

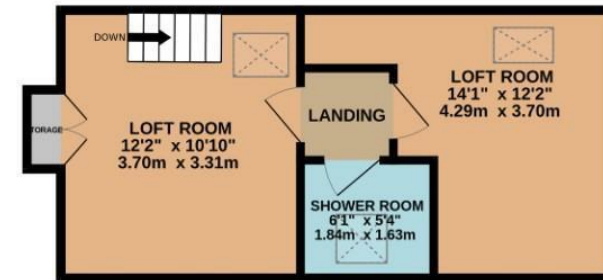
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 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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