

**32 Fountains Road**

Cheadle Hulme, Cheshire, SK8 7PY



*mosley jarman*





## 32 Fountains Road, Cheadle Hulme, Cheshire, SK8 7PY

**Guide Price £460,000**

A significantly extended family home offering flexible accommodation and an excellent footprint of living space. Enjoying a large driveway with ample parking for a number of cars, as well as a good sized rear garden, this lovely home enjoys an enviable location on the Cheadle Hulme, Bramhall border giving the best of both worlds whilst being very close to Hursthead Infant and Junior Schools as well as the catchment for Cheadle Hulme High. It offers further exciting extension potential (subject to any necessary consents).

The accommodation comprises a spacious hallway with useful downstairs WC. a generous lounge with a large picture window to the front elevation, a feature fire place and with glazed double doors opening through to the extended dining room. With sliding doors opening to the rear garden, the dining room also has a large opening through to the 20ft long kitchen which is fitted with a great range of floor and wall units, housing an integrated double oven and 4 ring gas hob with space for a fridge/freezer. washing machine and dishwasher. Beyond the kitchen is a useful family room and sliding doors opening to the rear garden and an internal door leading to the converted garage which is a flexible space currently used as a play room which also houses a shower cubicle.

On the first floor the landing leads to 3 well proportioned bedrooms with built in cupboards in bedroom 3, and the family bathroom.



- IDEAL FAMILY LOCATION
- SIGNIFICANTLY EXTENDED
- DOWN STAIRS SHOWER
- SIZABLE REAR GARDEN
- CHEADLE HULME/BRAMHALL BORDER
- 3/4 RECEPTION SPACES
- SUPERB FURTHER EXTENSION POTENTIAL
- LARGE DRIVEWAY





### Grounds and Gardens

To the front of the property is a lawned garden and a particularly wide driveway providing ample off road parking for a number of cars. The rear garden is an excellent size and enjoys a large paved patio area adjacent to the rear of the house, beyond which is a large expansive lawn.

### Location

The property is well located on the Hursthead Estate in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within school catchment area for Hursthead 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 - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
Water Meter - Yes  
Freehold with a £14/ annum chief rent  
Broadband providers - Openreach / Virgin Media - 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 7PY**

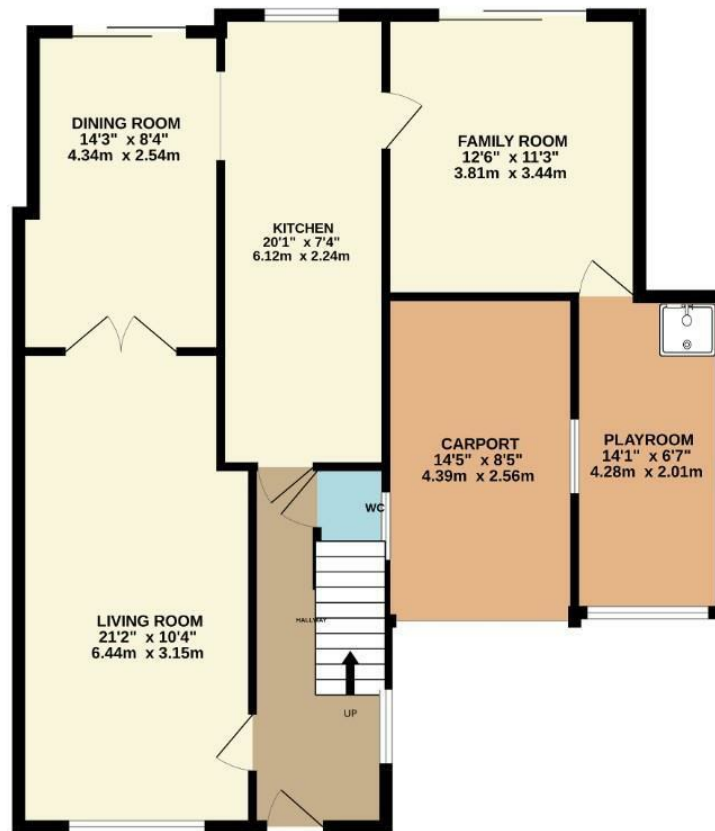
What 3 Words: **vines.decide.marked**

Council Tax Band: **D**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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