

5 Pleasant Way

Cheadle Hulme, Cheadle, SK8 7PF



mosley jarman



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Guide Price £700,000

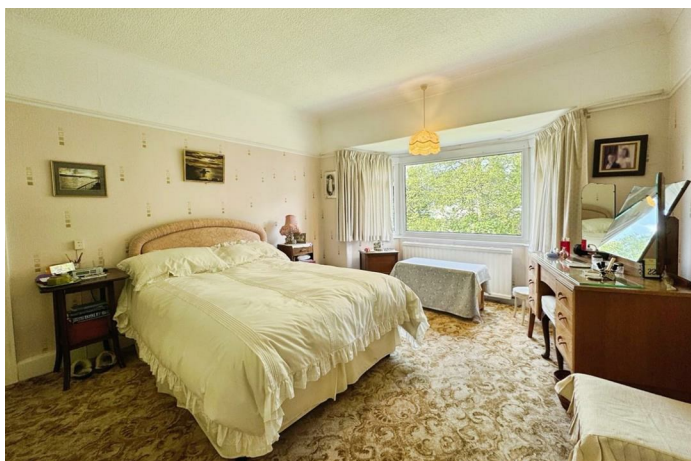
A wonderful opportunity to acquire one of these hugely sought after detached homes in this little known, quiet cul de sac just off Acre Lane. Enjoying a beautiful garden plot with stunning gardens to both the front and rear, this spacious family home is priced to reflect its excellent scope for improvement and is bound to appeal to those looking to create their dream home.

The accommodation comprises a small entrance porch leading through to the L-shaped hallway which has a useful under stairs WC. To the front is a large bay fronted lounge overlooking the attractive garden frontage, whilst to the rear is the dining room which has a glazed door leading out to the rear gardens. A morning room also overlooks the rear garden and gives access to the kitchen which is positioned at the side with a door opening to the driveway.

On the first floor the landing leads to 4 bedrooms and the family shower room.



- MATURE DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- DRIVEWAY AND DETACHED GARAGE
- CUL DE SAC LOCATION
- SPECTACULAR GARDENS
- 4 BEDROOMS
- EXCITING POTENTIAL TO MODERNISE
- WONDERFUL EXTENSION POTENTIAL



Grounds and Gardens

The beautiful gardens surrounding this home are a real highlight. To the front is a generous garden frontage with the driveway extending down the side of the house leading to a detached garage. To the rear is a spectacular, landscaped garden which has been lovingly tended for a number of years. Enjoying paved patios, shaped lawns and very mature and well stocked beds and borders, it's bound to appeal to gardening enthusiasts.

Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic 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, water 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

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.

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.

Postcode: **SK8 7PF**

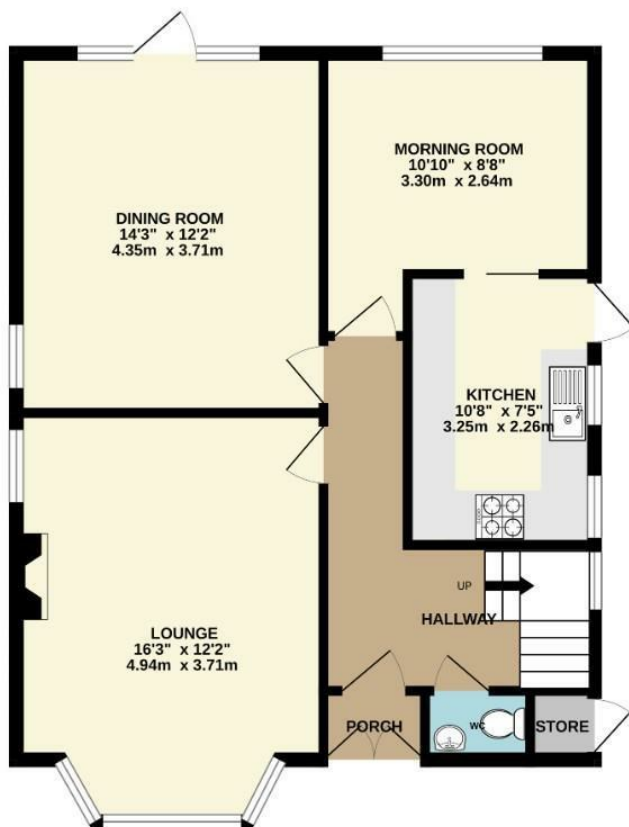
What 3 Words: **tuned.moving.will**

Council Tax Band: **F**

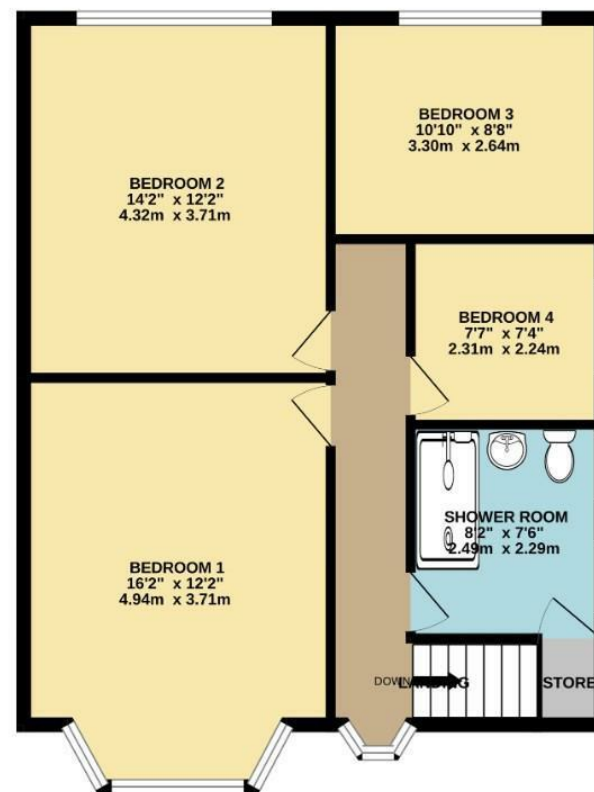
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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