

**77 Hill Top Avenue**  
Cheadle Hulme, Cheshire, SK8 7JA



*mosley jarman*





## 77 Hill Top Avenue, Cheadle Hulme, Cheshire, SK8 7JA

**£1,250,000**

A beautifully presented and extended four double bedroom, two bathroom 1920's detached family home situated in a sought after location in the Swann Lane Conservation Area within walking distance of Cheadle Hulme Village, train station, and in the school catchment area for Hursthead Primary School and Cheadle Hulme High School. The property retains a host of original features (including; high ceilings, picture rails and high skirting boards) and benefits from gas fired central heating, UPVC double glazing (with stained glass insets), and fantastic garden.

The accommodation includes; entrance hallway (with downstairs wc and cloak room), sitting room (with bay window and plantation shutters), living room (with bay window, access to garden and inglenook with LED lighting) and superb living kitchen (refitted in 2019 with contemporary matching wall and base units, large island/ breakfast bar, integrated AEG appliances, granite work surfaces and spacious living/ dining area with French doors onto the garden). In the cellar are two chambers (one of which is tanked), one of which is currently being used as a utility room and the other a store room.

To the first floor is a landing (with loft access/pull down ladder), four double bedrooms (three with fitted wardrobes), a family bathroom (with jacuzzi bath, separate shower cubicle with rainwater shower head, heated towel and fully tiled walls and a floor) and second bathroom (with walk-in shower, vanity unit, fully tiled walls and floor and heated towel rail).

- Extended 1920's four bedroom detached family home
- Located in the Swann Lane Conservation Area
- School catchment area for Hursthead Primary School and Cheadle Hulme High School
- Beautifully presented throughout
- Superb Living kitchen
- Cellars and potential for loft conversion (subject to planning consent)
- Two spacious reception rooms
- Off road parking, garage and fantastic garden
- Council Tax Band-(G)
- EPC Rating- (D)





#### Grounds and Gardens

Outside a large driveway to the front provides off road parking for several cars with access to an attached garage (with lights and power). To the rear of the house is a stunning landscaped garden with access to the garage, separate garden store and large lawn.

#### Location

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 - TBC

Freehold

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 7JA**

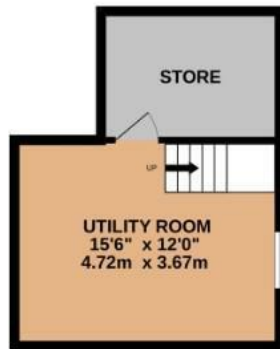
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Council Tax Band: **G**

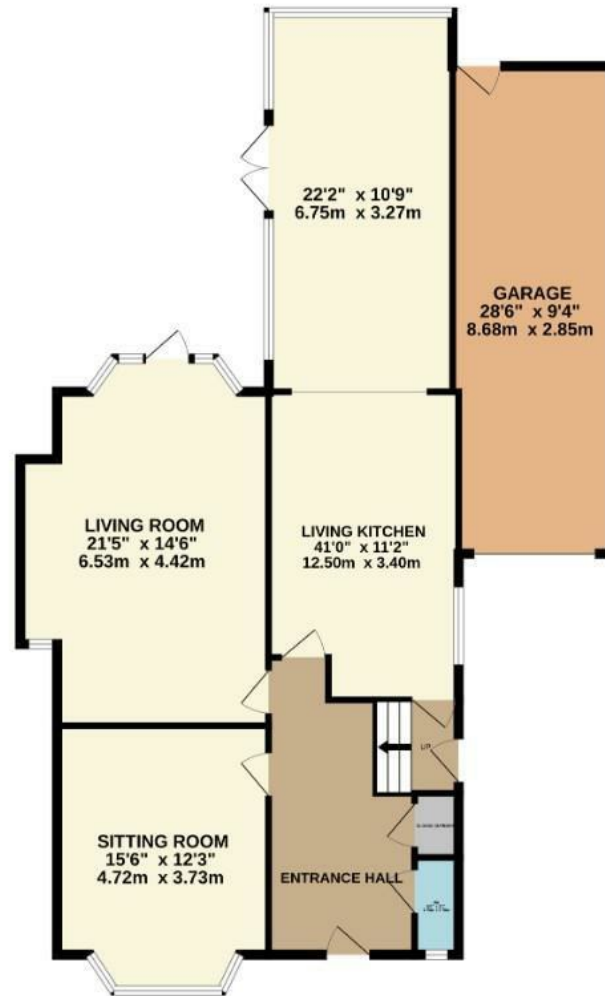
EPC Rating: **D**

Tenure: **Freehold**

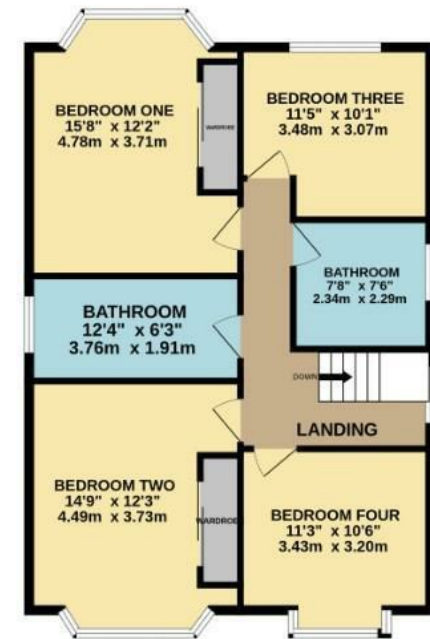
**BASEMENT**  
265 sq.ft. (24.6 sq.m.) approx.



**GROUND FLOOR**  
1324 sq.ft. (123.0 sq.m.) approx.



**1ST FLOOR**  
802 sq.ft. (74.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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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