

# 34 Glandon Drive

Cheadle Hulme, Cheshire, SK8 7EY



*mosley jarman*

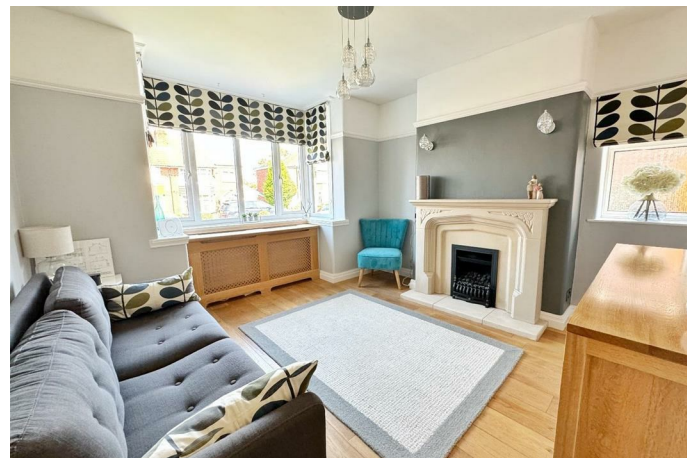




## 34 Glandon Drive, Cheadle Hulme, Cheshire, SK8 7EY

**Offers Over £725,000**

Video Tour available- A superbly presented, extended and remodelled five-bedroom, two-bathroom detached family home situated in an extremely popular residential location close to Cheadle Hulme village and Bramhall villages, train stations and within the school catchment area for Hursthead Primary School and Cheadle Hulme High School. The property benefits from off-road parking, UPVC double glazing, gas-fired central heating (run by a pressurized cylinder) and a large Southwest facing garden. The accommodation includes; an entrance porch, entrance hallway (with under-stairs storage), sitting room (with bay window), living room (with bi-fold doors onto the garden and contemporary fireplace), extended dining kitchen (fitted with contemporary matching wall and base units, integrated appliances, breakfast bar/island, dining area and French doors onto garden), utility room, down stairs wc and integral garage. To the first floor is a landing, master bedroom (with bay window and fitted wardrobes), modern ensuite shower room, four further bedrooms (three doubles and all with fitted wardrobes) and a contemporary family bathroom (with free-standing bath, walk-in shower with rainwater shower head and Velux window). The landing also provides access to a loft room via a with pull-down ladder which is currently being used as an occasional bedroom (with Velux window and eaves storage).



- Extended and remodelled five bedroom detached family home
- School catchment area for Hursthead Primary School
- School catchment area for Cheadle Hulme High School
- Two bathrooms (one ensuite), down stairs wc and utility room
- Extended dining kitchen
- Off road parking
- Superbly presented throughout
- Two reception rooms
- Additional loft room
- Large well established Southwest-facing garden





### The Grounds and Gardens

To the front of the property is a resin driveway that provides off-road parking (with an electric car charging point) and a front garden (which is mainly laid to lawn). To the rear of the house is a large well established Southwest-facing garden (which is mainly laid to lawn with decked timber terrace, planted shrubs and borders and garden room with lights and power).

### The Location

The property is 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- Present at Property

Planning Permission Approved Stockport Planning Portal Ref. No: DC/011707.

Leasehold- 999 year Lease from 1947. Ground Rent £7 per annum.

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\*. Some limited indoor coverage.

\* 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 7EY**

What 3 Words: **dine.pots.files.**

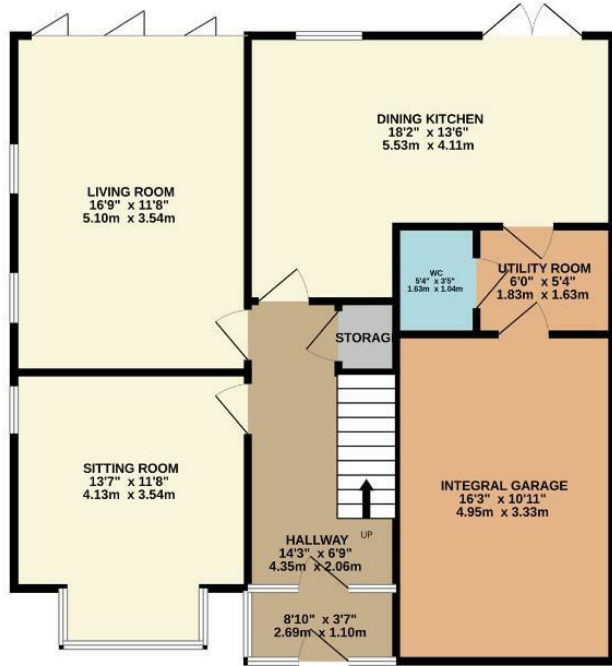
Council Tax Band: **D**

EPC Rating: **D TBC**

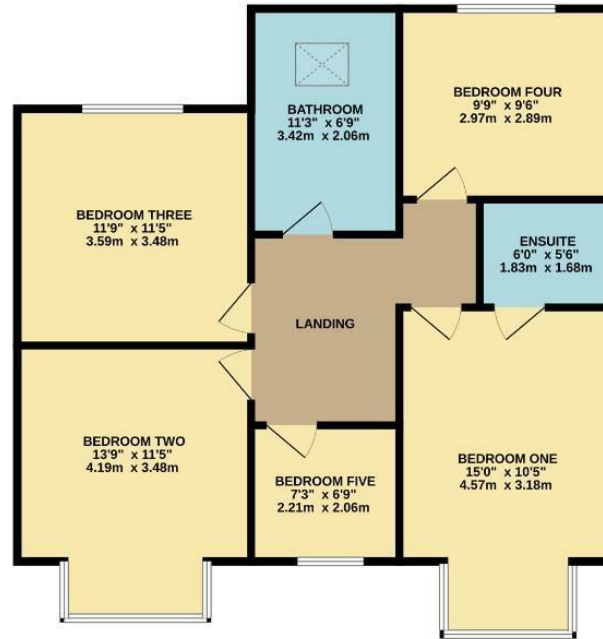
Tenure: **Leasehold**



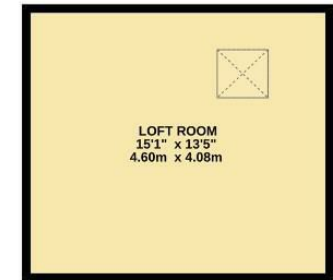
GROUND FLOOR  
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



2ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 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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