

ANY
PART EXCHANGE
WELCOME



Rowan Drive

Cheadle Hulme, SK8 7DU

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Rowan Drive, Cheadle Hulme, SK8 7DU

Welcome to Rowan Drive, nestled in a highly desirable area of Cheadle Hulme, this excellent detached three-bedroom home offers superb potential for families or investors alike. Situated within the catchment area of the renowned Hurst Head Primary School and Cheadle Hulme High School.

Entering the home through the porch, you are welcomed into a bright and spacious hallway, setting the tone for the rest of the home. Leading on from the hallway, you enter the large living room, filled with natural light from its dual aspect windows and featuring sliding doors that open directly into the garden, creating a seamless indoor-outdoor flow.

In the kitchen, you'll find a range of base, wall, and drawer units, along with integrated appliances for a modern touch. A door from the kitchen leads out to the patio area, providing easy access for outdoor dining and entertaining.

Flowing seamlessly into the dining room, this space is a fantastic addition, featuring dual aspect windows that allow for plenty of natural light, making it perfect for family meals or entertaining guests.

The garage has been cleverly converted into a spacious utility room, providing plenty of storage and functionality, while still retaining a section of the original garage space for additional storage or other practical uses.

Heading upstairs, you are greeted by a bright and airy landing that enhances the sense of space and light throughout the upper floor.

The main bedroom provides plenty of space and comfort, making it an ideal retreat. Bedroom two is another generously sized double, while bedroom three is a spacious single, perfect for a child's room, guest room, or home office. Additionally, the home features a family bathroom, conveniently located to serve all the bedrooms.

Heading outside, this home continues to impress with its charming front garden and driveway, plus convenient side access to the rear. The rear garden features a lovely mature garden and a patio area, and being south-east facing, it's an excellent spot to enjoy sunshine throughout the day.

This home offers significant development potential, whether you're looking to extend or simply redecorate. It presents an excellent opportunity to add value and make it your own, making it a fantastic investment for those seeking to enhance and personalise their living space.

Situated on a popular road in Cheadle Hulme, this home is within walking distance of the town centre and its wide range of amenities. It is also conveniently located within the catchment area for both Hurst Head Primary School and Cheadle Hulme High School, making it an ideal choice for families.







Rowan Drive, Cheadle Hulme, SK8 7DU

The Current Owners Love:

- The sunny, mature SOUTH EAST facing back garden.
- Both main reception rooms are light & airy. They are both large with dual aspects so are sunny most of the day.
- The great location with-in close distance of local shops including Post Office, doctors & Chemist. It is possible to walk to either Bramhall or Cheadle Hulme railway stations for commuting into Manchester.

We Have Noticed:

- The excellent location being so close to Cheadle Hulme and Bramhall but also being in catchment for Hurst Head Primary School and Cheadle Hulme High School.
- The scope to add value to this home is never ending, there is extending potential yet could easily be transformed without any building work, it is an excellent investment opportunity.
- The South East facing garden is beautiful, it has a range of flowers, shrubs, trees and a patio area, its ideal for soaking in the sunshine.





Key Features:

- SOUTH-EAST FACING GARDEN
- Excellent investment opportunity with the scope for developing and adding significant value
- Catchment for Hurst Head Primary School and Cheadle Hulme High School
- Chain Free Purchase
- Spacious Detached Home
- Two Reception Rooms

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1391

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Porch 7'2" x 3'7" (2.18m x 1.09m)

Hallway 12'0" x 7'2" (3.66m x 2.18m)

Living Room 23'2" x 14'2" (7.06m x 4.32m)

Kitchen 15'8" x 10'5" (4.78m x 3.18m)

Cupboard

Dining Room 15'8" x 9'10" (4.78m x 3m)

Utility Room 9'10" x 9'5" (3m x 2.87m)

Garage Store 9'10" x 6'3" (3m x 1.91m)

FIRST FLOOR

Landing 9'2" x 8'0" (2.79m x 2.44m)

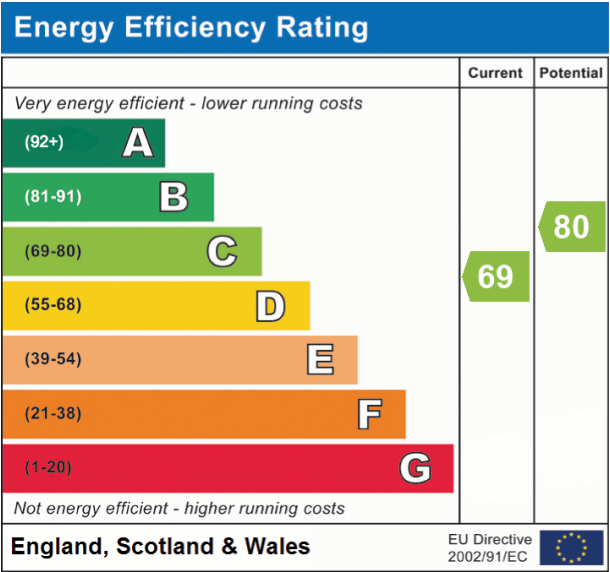
Cupboard

Bedroom One 13'10" x 12'8" (4.22m x 3.86m)

Bedroom Two 13'10" x 11'0" (4.22m x 3.35m)

Bedroom Three 8'0" x 8'0" (2.44m x 2.44m)

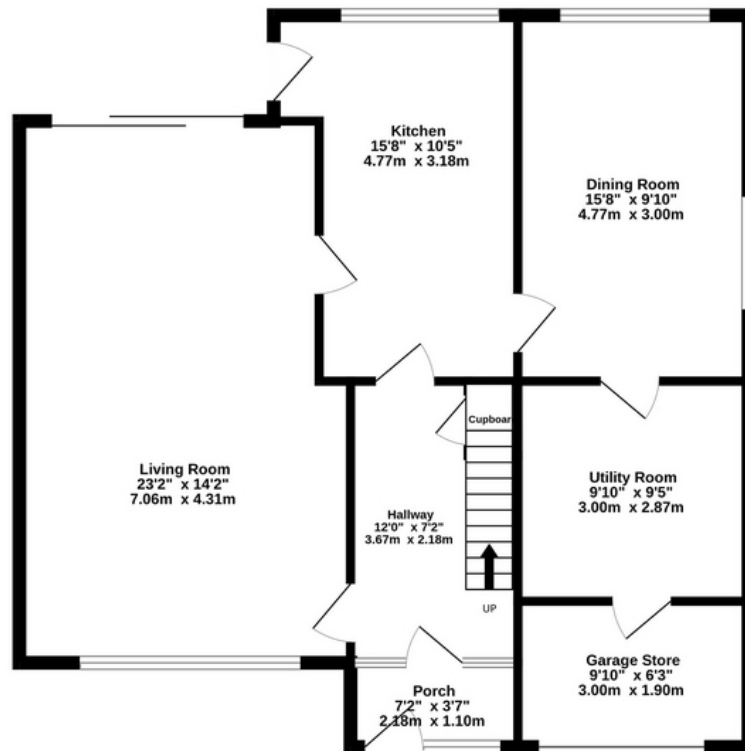
Bathroom 8'0" x 6'6" (2.44m x 1.98m)



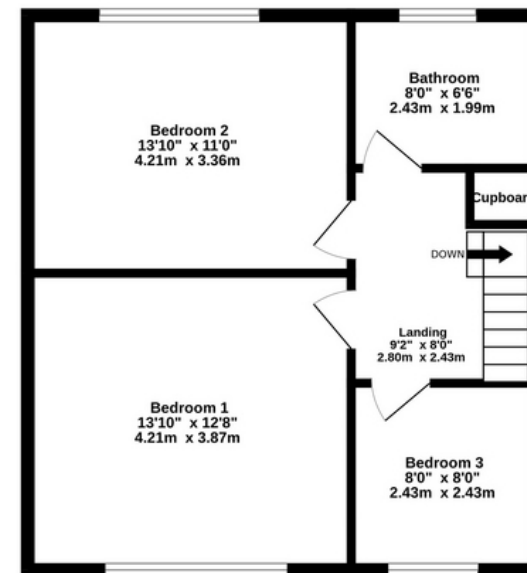


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
874 sq.ft. (81.2 sq.m.) approx.



1st Floor
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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.
Made with Metropix ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shringley-rose.co.uk

www.shringley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.