



17 Park Road, Cheadle

Cheadle

£415,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



17 Park Road

Cheadle

This four-bedroom semi-detached home offers a practical layout for family life, positioned in a sought-after location adjacent to Diamond Jubilee Park and within easy reach of Cheadle Village. Ideally suited for those looking to take advantage of the popular local schools, the property provides a solid foundation for a buyer wishing to put their own stamp on a home while enjoying an extended living space.

Council Tax band: D

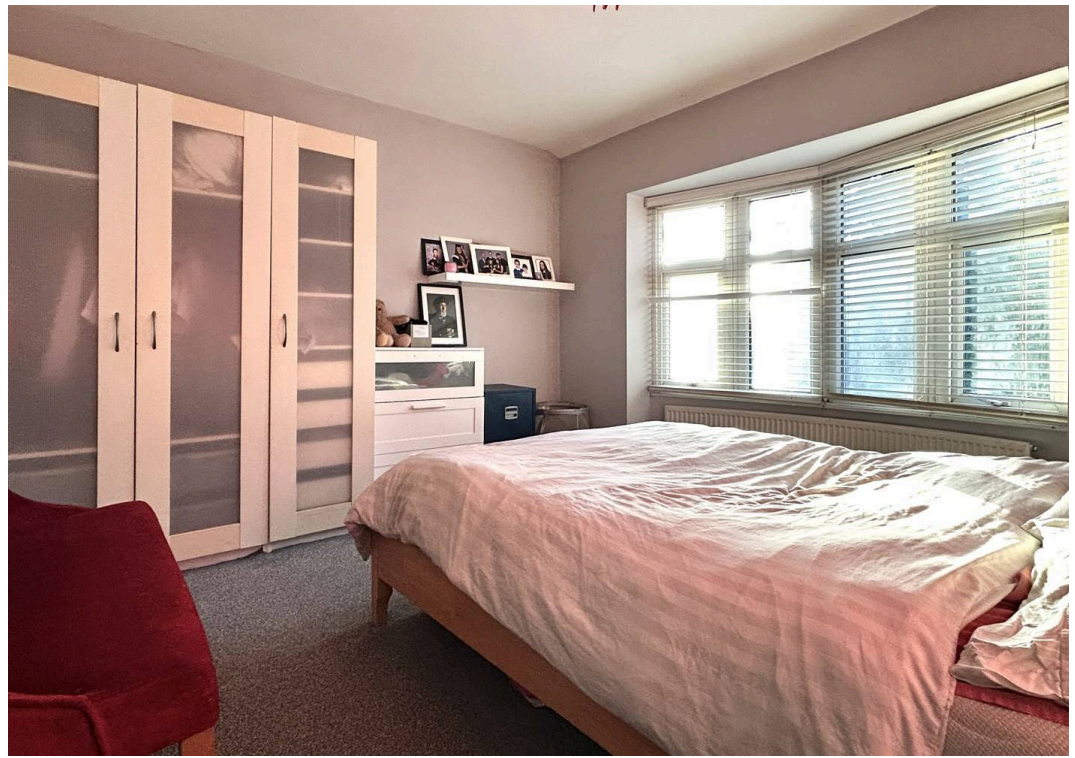
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Off-Road Parking with secure gated access to the side and rear.
- School Catchment for highly regarded local primary and secondary schools.
- Prime Location adjacent to Jubilee Park.
- Large Rear Garden with a generous lawn and paved patio area.
- Four Bedrooms offering flexible living across three floors.
- Loft Conversion including a fourth bedroom & shower room.
- Spacious Lounge/Diner featuring a classic bay frontage.
- Extended Kitchen with integrated appliances, skylight & dining space.





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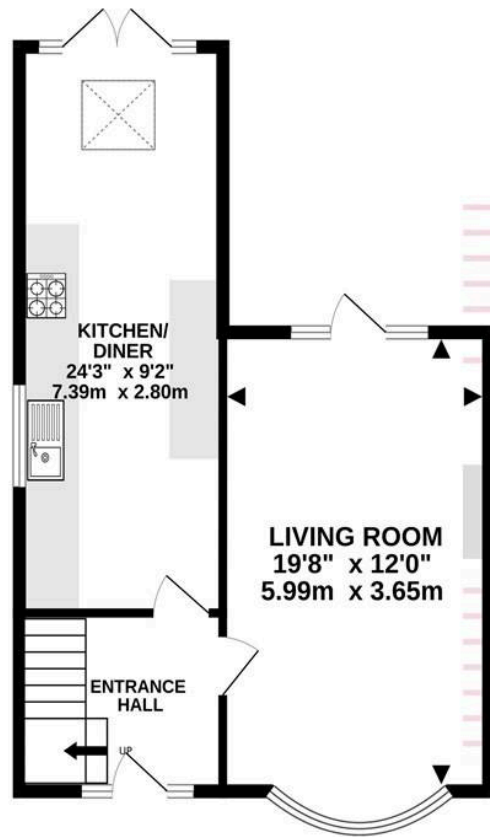
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The entrance hall leads through to a sizeable bay-fronted lounge and dining area, which features patio doors to the rear. The kitchen has been extended into a functional galley style, equipped with a modern integrated double oven and dishwasher, as well as dedicated space for a fridge-freezer, washing machine, and tumble dryer. A ceiling skylight and French doors brighten the room, which also offers enough space for a small dining table. On the first floor, you will find three well-proportioned bedrooms and the main family bathroom. A space-saving staircase provides access to the converted loft, which houses an additional bedroom with a skylight and eaves storage, along with a useful second shower room. Externally, the property includes off-road parking and gated side access. The rear garden consists of a generous lawn and a patio area, offering plenty of room for outdoor activities. With a little care and updating in places, this property is well-positioned to become a long-term family home in a prime Cheadle spot.

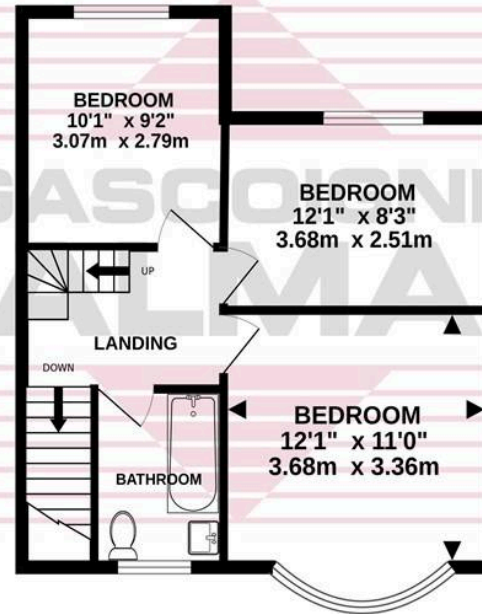




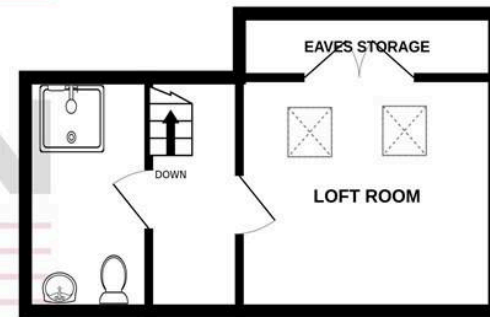
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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