17 The Downs, Cheadle

£695,000 Leasehold

FOUR/FIVE BEDROOM DETACHED • QUIET CUL-DE-SAC LOCATION • WEST-FACING GARDEN • MODERN FINISHES THROUGHOUT • VERSATILE LAYOUT • CLOSE TO CHEADLE VILLAGE • SUPER TRANSPORT LINKS CLOSE-BY

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

A spacious and versatile four/five bedroom detached home on a quiet cul-de-sac within easy reach of popular schools and handy transport links. Positioned with a west-facing garden, this wonderful family home and has been extensively extended and remodelled by its current owner and offers super versatility for growing families to adapt and use each room with their ever-changing needs.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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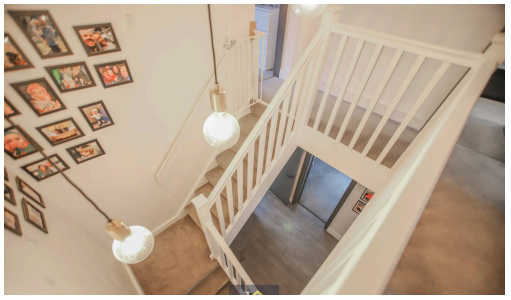
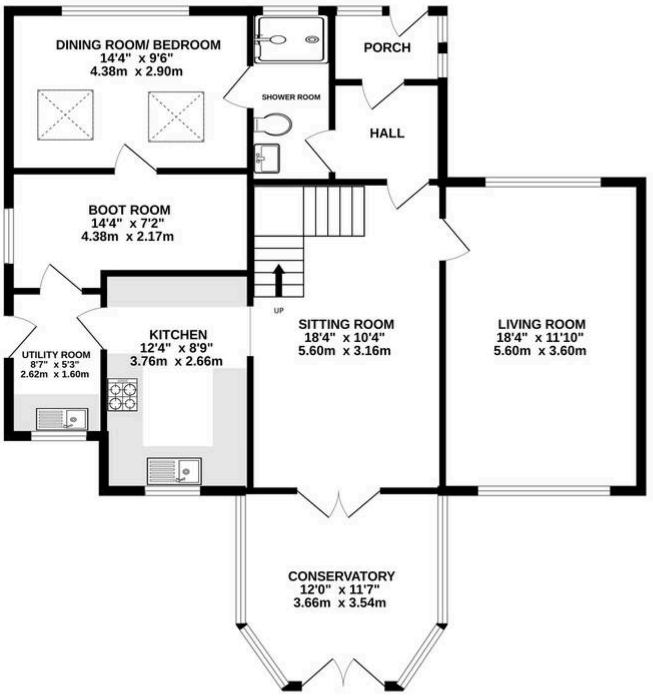
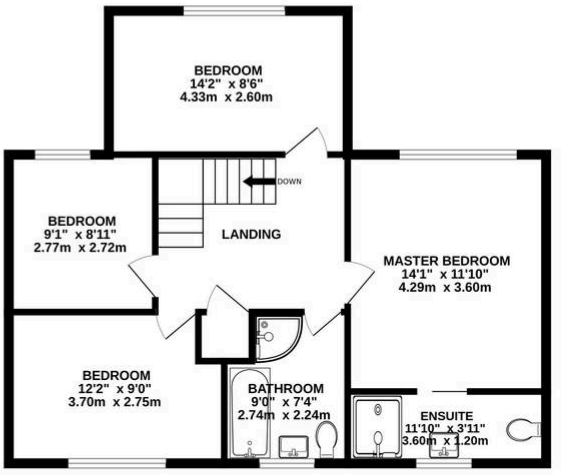


GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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Set back from the road behind a large driveway, there is plenty of space for off-road parking for a number of cars. A charming lawn sits alongside the driveway and provides a lovely kerb-appeal. A generous porch welcomes you in and allows access into the entrance hall. From the entrance hall is the sitting room which sits centrally within the house and provides a super space accessing the kitchen, the living room and the conservatory. Each room is beautifully presented and offers views of the garden, making the most of the west-facing aspect. Off the kitchen sits a utility room with a side door providing external access. The utility room leads to a large boot room that is currently utilised as a storage room. The final room on the ground floor is currently set-up as a bedroom and would equally make a good home office or play room. It sits with access to a shower room, and boasts skylights making it a lovely and bright space.

A turning staircase from the sitting room allows access up to a galleried landing. The landing leads to four double bedrooms and the family bathroom. The master bedroom is a large double with a generous en-suite shower room with black 'crittall-style' finishing's. The family bathroom is another modern suite comprising shower, bath, WC and wash hand basin. This property has been thoroughly renovated over the last few years and everything from flooring to lighting to bathroom and kitchens have been replaced. Colour schemes have been kept neutral providing a turn-key home to suit every taste.

Externally the rear garden boasts a wonderful raised composite deck that offers wonderful views over the garden. Steps down lead to a lawn fully enclosed surrounded by wooden fencing. This is ideal for those with young families, who need good outside space that is secure and easy to maintain.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

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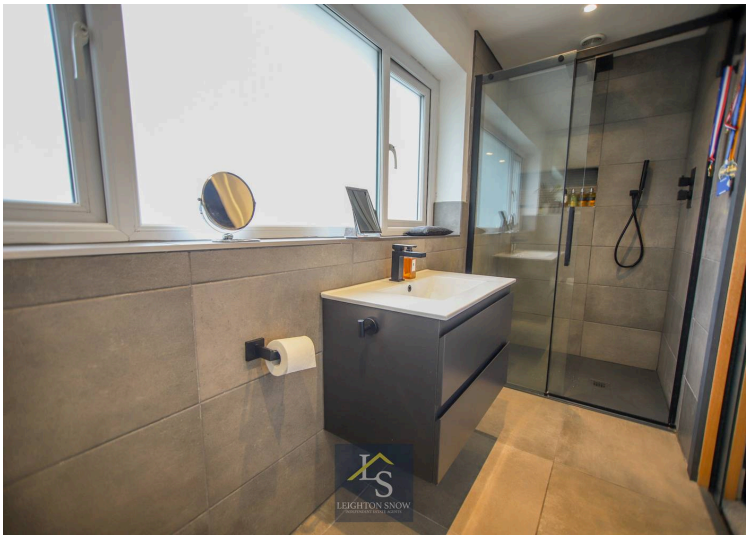
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