



**GASCOIGNE
HALMAN**

Upton Avenue, Cheadle Hulme
£585,000

THE AREA'S LEADING ESTATE AGENCY



No Chain. Situated within walking distance of the renowned Cheadle Hulme School, Cheadle Hulme High School, and excellent primary schools, this home is ideal for families seeking quality education for their children. This highly regarded and peaceful setting positioned just off the tree lined road of Hill Top Avenue is a superb plot with fantastic development opportunities. From the street scene it is evident that residents have comprehensively upgraded their properties into four and five bed semi detached family homes and this traditional home promotes an enviable plot for anyone wanting to create additional accommodation. With amenities and transport links on the doorstep family life is kept simple and convenient and we can not wait to show you around this fabulous home.

Property details

- Within Walking Distance of Cheadle Hulme School & Cheadle Hulme High School As Well As Excellent Primary Schools
- Beautiful Traditional Bay Fronted Three Bedroom Semi Detached Family Home With Ample Noticeable Original Features
- Extra Wide Plot Revealing Superb Development Potential (STPP) Along With Large Immaculate Private Rear Garden
- Three Wonderful Reception Rooms And Useful Downstairs W/C With In & Out Garage Which Can Accommodate Caravans/Tall Vehicles
- Positioned Just Off The Desirable Hilltop Avenue & In Close Proximity To Amenities, Cheadle Hulme Village & Cheadle Hulme Train Station
- No Onward Chain For Additional Convenience



About this property

Nestled on the prestigious Upton Avenue in a charming part of Cheadle Hulme and just off the highly acclaimed Hill Top Avenue, this traditional and classic property exudes timeless elegance. This delightful Freehold semi-detached home boasts a wealth of character and charm, offering a truly unique living experience. Stepping inside, you are greeted by a welcoming ambiance with three bedrooms, one bathroom, and three spacious reception rooms, perfect for both family living and entertaining guests. The property features a traditional bay frontage, showcasing its original features that add to its allure. The welcoming hallway displays some beautiful authentic original features such as picture rails and the original front door is well preserved with its stunning stained glass. All three reception rooms are well proportioned and offers superb versatility for families. The downstairs WC is neatly positioned under the stairs and completing the excellent ground floor accommodation is the practical and functional kitchen which enjoys views across the rear garden. The newly installed boiler, which is tucked away in a useful storage room, comes complete with a peace of mind warranty which is certain to reassure any buyer. The first floor displays all the necessary sleeping arrangements in the form of three bedrooms, two of which incorporate a range of fitted wardrobes. The bathroom is separate to the WC but this will prove advantageous to busy family life. The expansive rear garden provides a peaceful retreat, while the extra-wide plot offers fantastic development potential, subject to obtaining the necessary planning permissions. To the front double gates lead to a single brick built detached garage which has purposefully been designed to accommodate caravans and taller vehicles and double doors at both ends of the garage provide excellent practicality. Between the garage and the house is a passageway in the form of a carport and a gate leads to useful patio area adjacent to the kitchen. The property has been retained by the same family for an entire generation and it presents a rare opportunity to own a piece of history in a sought after location. No Chain







DIRECTIONS

SK8 7HX

COUNCIL TAX BAND

E

TENURE

Freehold, Perpetual Annual Rent Charge of £6.00

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

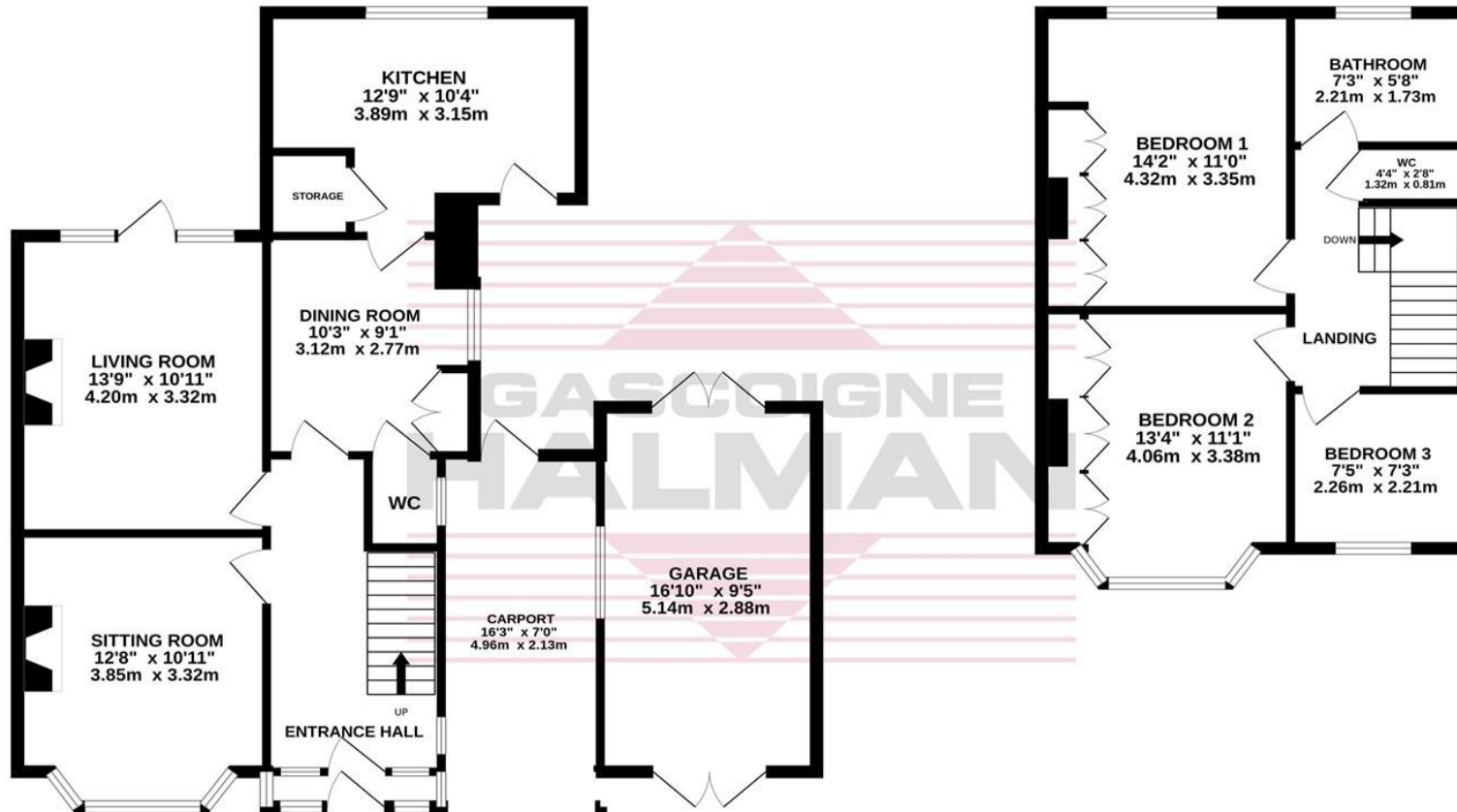
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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