

15 Bolton Avenue

Cheadle Hulme, Cheshire, SK8 7QS



mosley jarman



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Guide Price £575,000

A well-appointed and extended four-bedroom semi-detached family home, occupying a quiet cul-de-sac position within a popular residential location. Offering spacious and versatile accommodation throughout, the property is ideally suited to modern family living and benefits from UPVC double glazing and gas-fired central heating, powered by a combination boiler.

The accommodation is entered via a welcoming entrance hallway, which provides access to a versatile sitting room/home office, complemented by a convenient downstairs WC. To the rear of the property is a generous living room, creating a comfortable space for relaxation and seamlessly opening into the impressive open-plan dining kitchen. Fitted with a comprehensive range of matching wall and base units, ample work surface space, a breakfast bar, and room for a variety of appliances, this superb space forms the heart of the home and is perfectly designed for both everyday family life and entertaining guests.

Further enhancing the ground floor accommodation is an extended family room, offering excellent flexibility as an additional reception or dining area. With direct access to the rear garden, this bright and spacious room provides an ideal setting for social gatherings and enjoying views of the outdoor space.

To the first floor, the landing provides access to four well-proportioned double bedrooms, all offering ample space for family living. The accommodation is completed by a modern family bathroom.



- A well-appointed and extended semi-detached family home
- Quiet cul-de-sac position
- UPVC double glazing throughout
- Open-plan layout
- Off road parking
- Four bedrooms
- Popular residential location
- Gas fired central heating
- Three reception rooms
- Downstairs wc



The Grounds and Gardens

The property is situated at the head of a quiet cul-de-sac and benefits from off-road parking and a front garden. To the rear, there is a well-maintained garden, predominantly laid to lawn, with a patio area bordered by mature shrubs and bushes, creating an attractive outdoor space for relaxation and entertaining.

The Location

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 - No

Leasehold - 99 year term / 94 years remaining

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 Virgin Media, EE & Three

Mobile providers- Mobile coverage at the property available with all main providers*.

* 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

If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK8 7QS**

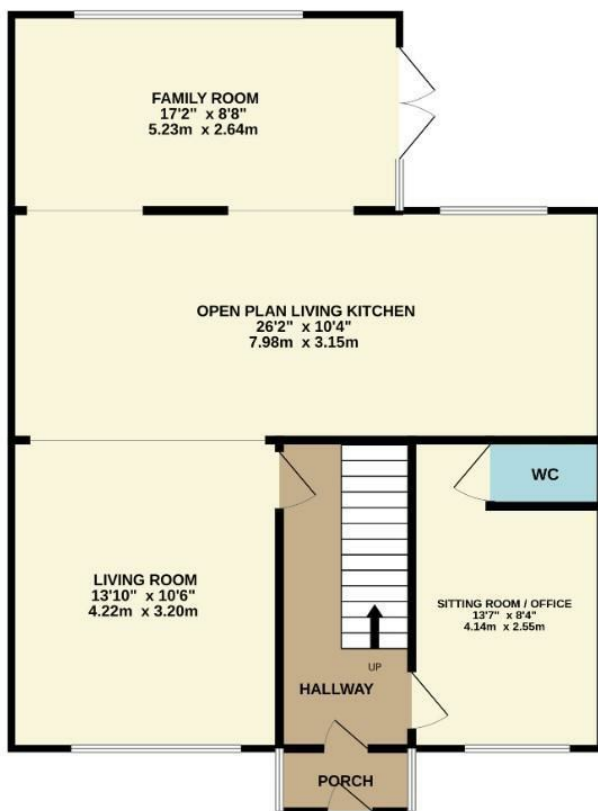
What 3 Words: **ranks.cubes.gone**

Council Tax Band: **C**

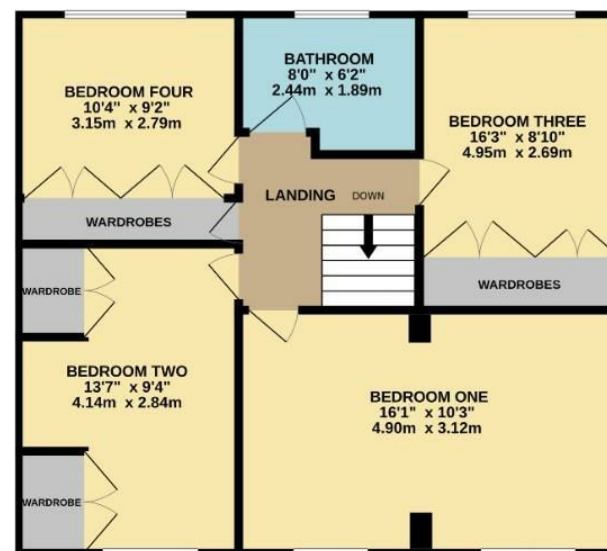
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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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