

10 Coleport Close, Cheadle Hulme

£535,000 Leasehold

THREE BEDROOMS • INTEGRAL GARAGE • SOUTH-WEST FACING GARDEN • REAR GARDEN OVERLOOKING BEAUTIFUL ALLOTMENTS • QUIET CUL-DE-SAC LOCATION • SCHOOLS CATCHMENT FOR OUTSTANDING SCHOOLS INCLUDING CHEADLE HULME HIGH SCHOOL



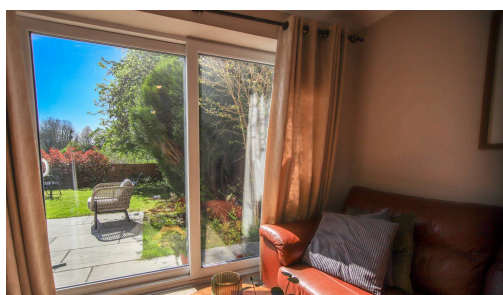
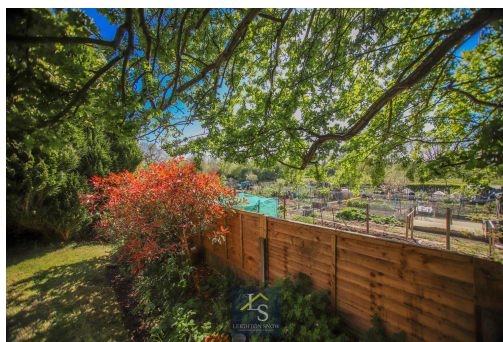
A marvellous three bedroom link-detached home positioned on a quiet cul-de-sac in Cheadle Hulme. Sitting adjacent to beautiful and secure allotments, and within catchment for highly sought-after primary schools and high schools including Cheadle Hulme High School. The property was built over 40 years ago and has been owned and loved by the same family, reflecting its long-term appeal as a wonderful family home.

Council Tax band: E

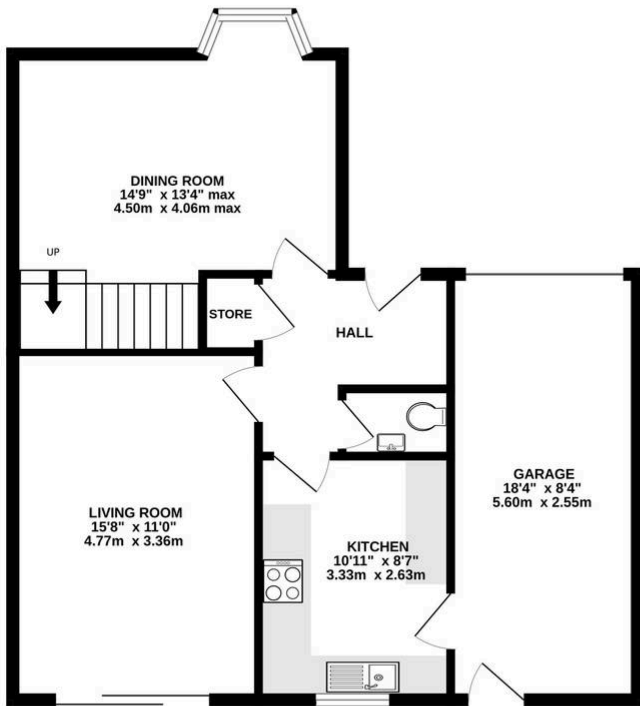
Tenure: Leasehold



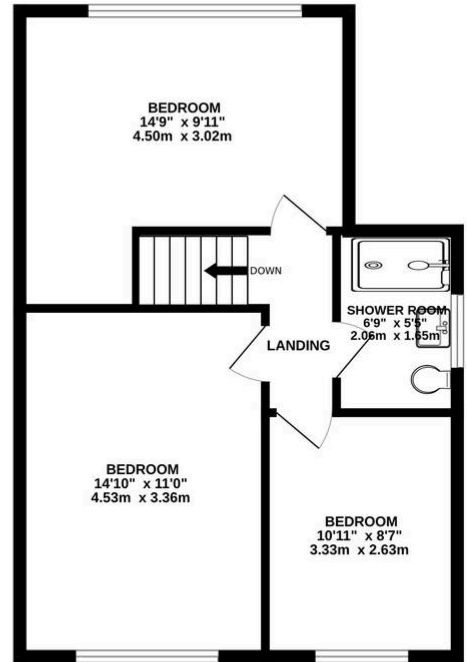
- › THREE BEDROOMS
- › INTEGRAL GARAGE
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- › SCHOOL CATCHMENT FOR OUTSTANDING SCHOOLS INCLUDING CHEADLE HULME HIGH SCHOOL



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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Positioned on a lovely quiet road close to Cheadle Hulme village this wonderful home boasts fabulous views to the rear over adjoining allotments. The allotments are very well cared for and secure, and provide a picturesque and private aspect. At the front of the house there is a modern driveway accommodating up to 3 cars, alongside a decorative flower bed. The garage can be accessed from the driveway and sits alongside the front door of the house that leads you into the hallway. Off the hallway sit two spacious reception rooms comprising a dining room at the front with lovely bay window and turning staircase leading to the first floor, and a large living room to the rear with patio doors providing access out to the rear garden. The kitchen sits at the foot of the hallway and is a modern space with integrated appliances and modern units. Off the kitchen there is integral access into the single garage. The ground floor is completed by a WC and generous storage cupboard positioned off the hallway. To the first floor, the three bedrooms comprise of two large doubles and a generous single, as well as a modern shower room with walk-in shower, WC and wash hand basin. A boarded loft can be accessed off the landing providing additional storage options.

Externally the rear garden is mainly laid to lawn with a recently installed (2026) wooden fencing providing a secure space whilst offering glorious views out over the allotments. There is a recently-laid (2026) Indian stone patio that sits off the doors from the living room and provides a fabulous space to sit and relax. There is a rear door into the garage from the garden. At the front of the property the driveway provides parking for three cars.

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

