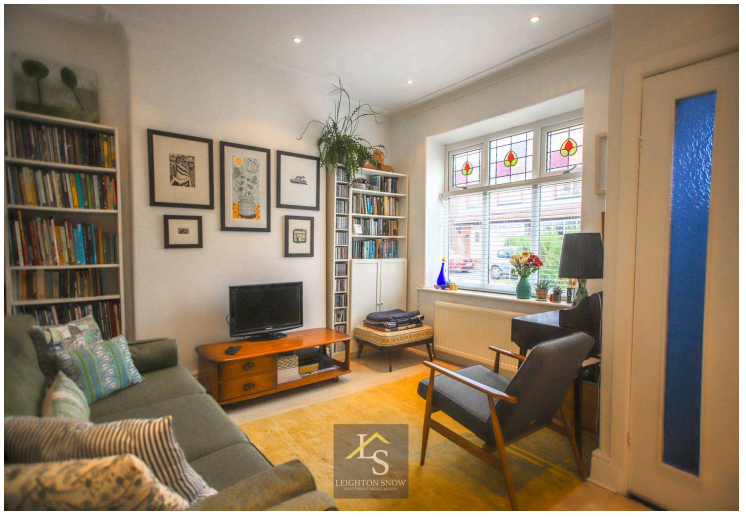






14 Seymour Road, Cheadle Hulme

Offers Over £350,000 Freehold

WITHIN CATCHMENT FOR EXCELLENT LOCAL SCHOOLS • WITHIN WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES • WEST FACING GARDEN • WELL-MAINTAINED THROUGHOUT BY THE CURRENT OWNERS FOR 30 YEARS • TWO RECEPTION ROOMS

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Council Tax band: C

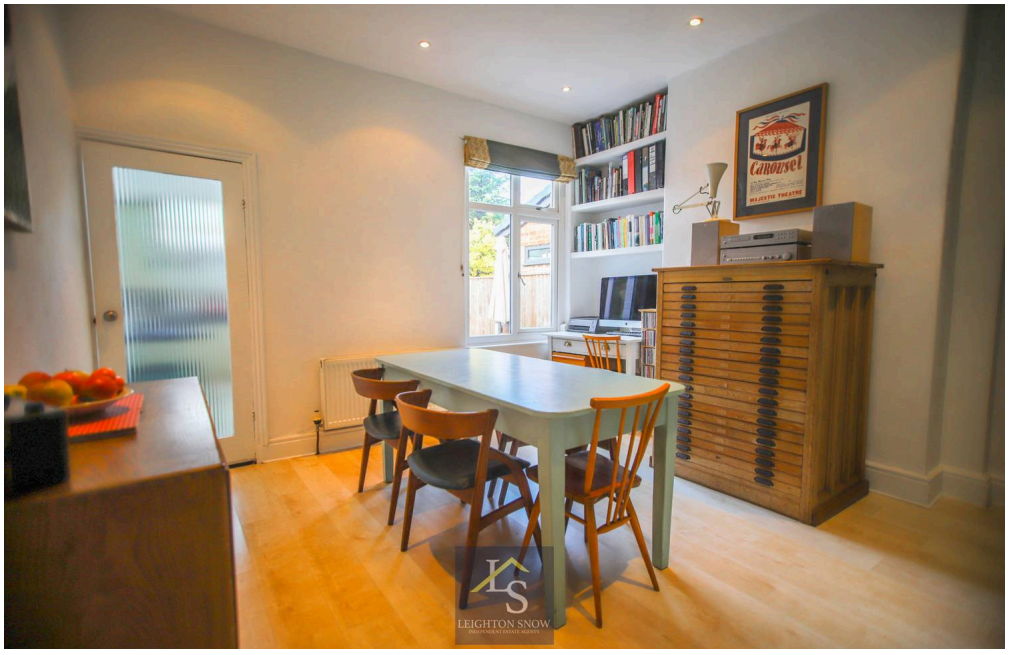
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

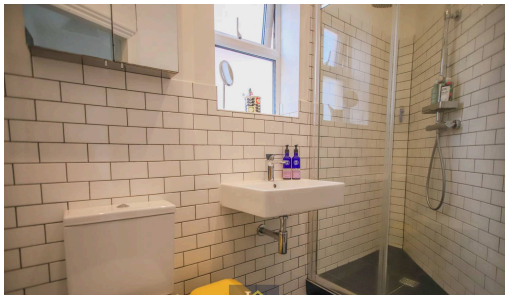






- WITHIN CATCHMENT FOR EXCELLENT LOCAL SCHOOLS
- WITHIN WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
- WEST FACING GARDEN
- WELL-MAINTAINED THROUGHOUT BY THE CURRENT OWNERS FOR 30 YEARS
- TWO RECEPTION ROOMS

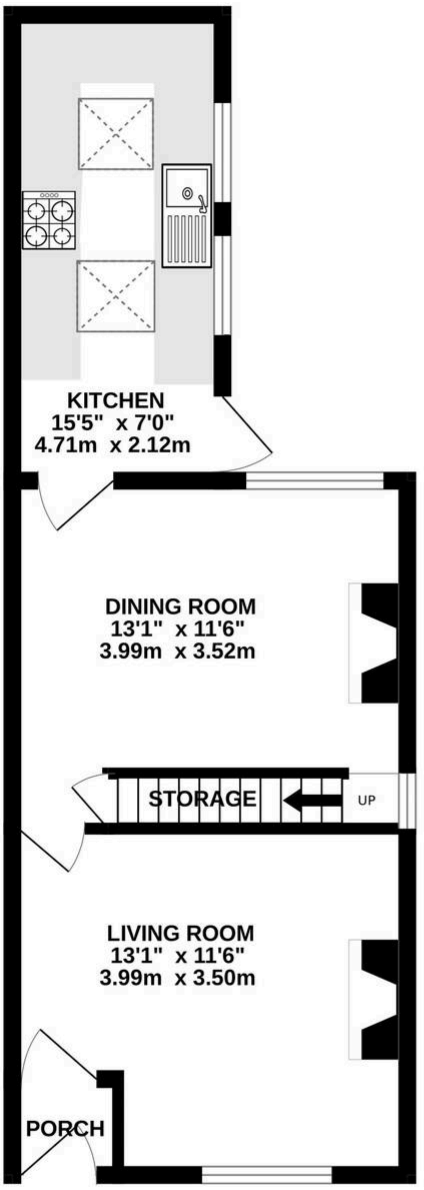


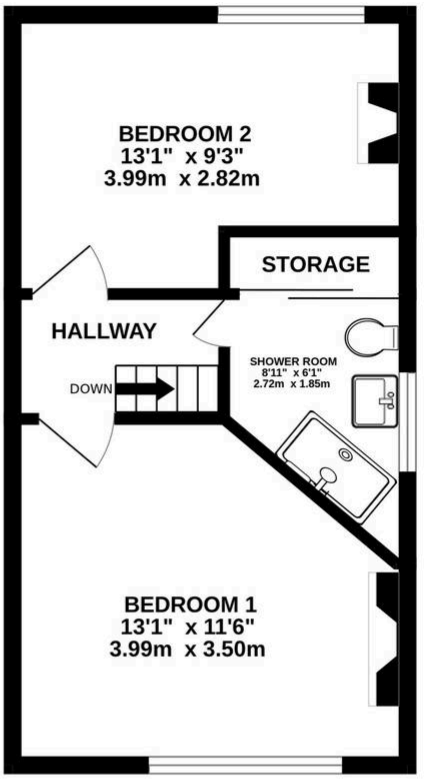




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.





TOTAL FLOOR AREA : 714 sq.ft. (66.3 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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Conveniently situated on a wonderful road in Cheadle Hulme, this beautiful 2-bedroom semi-detached property boasts a marvellous opportunity for a range of buyers, from those looking to step onto the property ladder, to those looking to downsize. Perfectly positioned just a short walk away from a range of local shops, restaurants and amenities, and within walking distance to Cheadle Hulme train station, this property hosts excellent practicality. The property has been lovingly maintained by its current owners for the past 30 years and has been tastefully decorated throughout.

Upon entering you are greeted by a porch area, providing access to the first reception room, currently used as the living room. Beyond this, to the rear of the property, there is a further reception room, currently used as a dining room, along with the galley kitchen. These rooms are adorned with natural light entering via the west facing windows, overlooking the garden space.

Upstairs, to the first floor of the property, there are two well-proportioned bedrooms. The master bedroom is positioned to the front of the property with ample space for furnishings and personal touches, whilst the second bedroom sits to the rear of the property, again hosting a great space for relaxation. The bathroom, sat, at the foot of the landing, is comprised of a w/c, wash-hand basin and walk-in shower, and has been beautifully finished with sleek white tiles, to create a modern finish. The loft offers a superb storage space, however, has previously been used as an occasional hobby room and office, with Velux windows, and wooden flooring.

Externally, to the front of the property, this home, boasts a lovely curb appeal, with well-maintained hedging for added privacy, along with well-kept paving leading to the door, and side gate. There is on-road parking available for residents and visitors, throughout the whole road. To the rear of the property, there is a well-maintained private garden area, offering a fabulous space for outdoor dining and relaxation during the summer months. The garden offers a lovely space with a surrounding boarder with various trees and hedging. There is a well-kept, shed, positioned within the garden, allowing for a superb storage space.

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.



