



**GASCOIGNE
HALMAN**

Fountains Road, Cheadle Hulme

THE AREA'S LEADING ESTATE AGENCY



Situated in an excellent catchment area of Cheadle Hulme High School and within walking distance of Hursthead Infant & Junior School, this two bedroom semi-detached bungalow is perfect for anyone looking to downsize but also anyone looking to be in close proximity to excellent educational facilities for their children/grand children. With easy access to Bramhall Village and all amenities just a stone's throw away, convenience is at your doorstep. This single storey dwelling requires a degree of modernisation but could be transformed into a delightful home with ample extension opportunity (STPP). No Onward Chain

Property details

- No Onward Chain
- Highly Desirable Residential Location Close to Schools & Transport Links
- Easy Access to Bramhall Village with All Amenities On The Doorstep
- Two Bedroom Semi Detached Bungalow with Private South Facing Rear Garden
- In Need Of Selective Modernisation
- Within Walking Distance of Convenience Store Positioned Along Fountains Road As Well As Hursthead Infant & Junior School



About this property

Whilst Bramhall village is within easy reach with all its bars and restaurants, there are also a number of shops along Fountains Road including a useful convenience store offering daily supplies. The accommodation itself includes an entrance hall leading to a large living room/dining room. A galley style kitchen sits adjacent to the main reception room. Whilst the kitchen is functional currently, it is easy to imagine and design a sleek new modern look to suit any personal requirements. Likewise, the family bathroom provides a simple white suite but with some clever upgrades the bathroom could be transformed to include a wet room, with everything from walk in shower based designs or even a modern frameless shower enclosure. With some imagination buyers could create something to suit their own taste and budget. There are two double bedrooms both of which include a variety of fitted storage cupboards. The inner hallway also includes several storage cupboards for additional convenience. Externally there is a double driveway leading to a single detached garage. The rear garden is south facing and includes a patio area and lawned garden, all of which is easy to maintain. It is evident from the street scene that some bungalows have been extended and this property is likely to offer the same development potential to be able to improve the layout and size (STPP) No Onward Chain





DIRECTIONS

SK8 7PY

COUNCIL TAX BAND

C

TENURE

Freehold

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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 66 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?

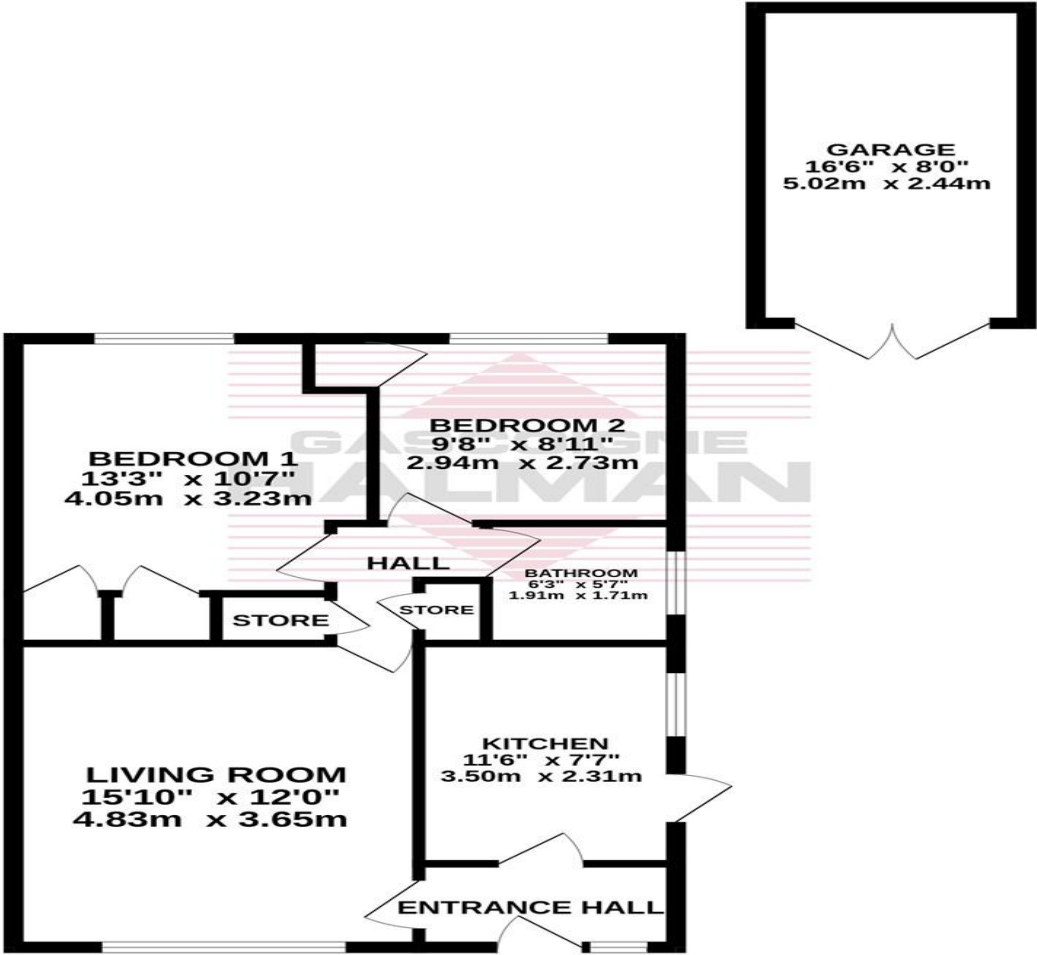
No

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
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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