

68 Vicarage Avenue, Cheadle Hulme

OFFER OVER £550,000 Freehold

BEAUTIFUL THREE BEDROOM DETACHED • STUNNING OPEN-PLAN DINING KITCHEN AND SITTING ROOM • WEST-FACING REAR GARDEN • IMMACULATE THROUGHOUT • UTILITY ROOM AND GROUND FLOOR WC • INTEGRAL GARAGE STORE • SCHOOL CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • EV CHARGING POINT • PLANNING PERMISSION GRANTED TO EXTEND TO FOUR BEDS, TWO BATHS



Welcoming to the market an immaculate three bedroom detached home sitting in school catchment for Cheadle Hulme High School and Hursthead Primary schools. Offering a marvellous open-plan dining kitchen this wonderful family home is in turn-key condition having been extensively renovated and remodelled by its current owners.

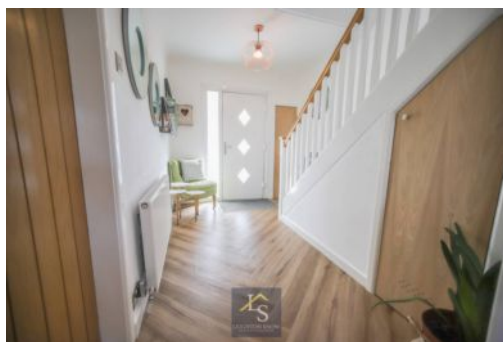
Council Tax band: E

Tenure: Freehold

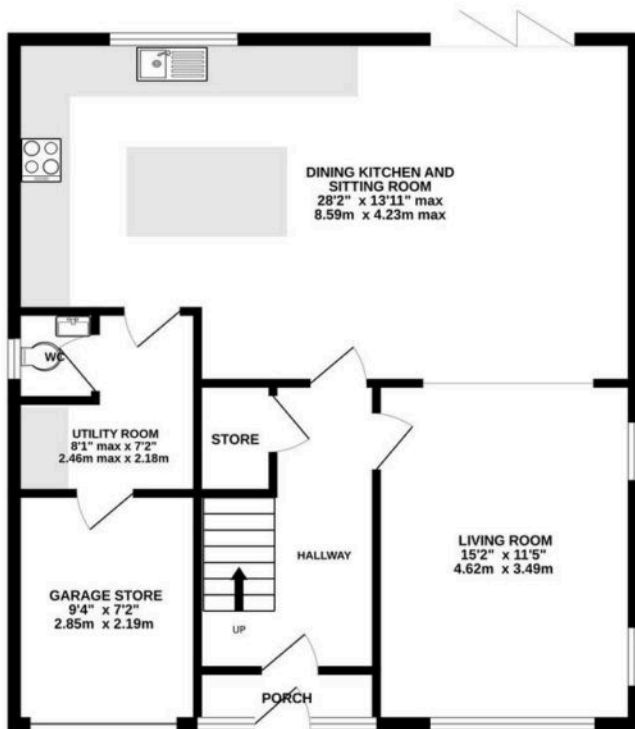
EPC Energy Efficiency Rating: C



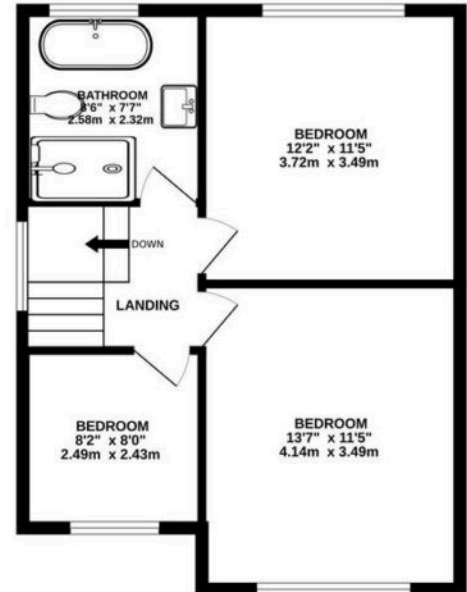
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GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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 plot with West-facing garden sitting adjacent to the playing fields of the sought-after Cheadle Hulme High School. In easy reach of both Bramhall and Cheadle Hulme villages this home also benefits from being 5 minute walk from Hursthead Infant and Junior schools as well as Cheadle Hulme High School, being perfectly positioned for families of all ages. Sat behind a driveway and front lawn there is a porch that leads into the bright a spacious hallway. At the foot of the hallway sits the open-plan dining kitchen and sitting room spanning the width of the property. Making the most of the westerly-facing aspect this room is a light space with bespoke cupboards in the sitting area. The kitchen boasts extensive cupboards and drawers with walk-in corner pantry, dishwasher, wine fridge, freezer, double oven and microwave, induction hob and Quooker hot water tap. A central island sits under Quartz worktops with an oak breakfast bar. Bi-folding doors from the sitting area lead out to the garden. The living room sits at the front of the property and is accessed from the sitting area as well as the hallway. A wood-burning fire and dual-aspect windows offer charming features of the room. The ground floor is completed by a utility room, WC and integral garage store.

To the first floor are the three bedrooms and family bathroom. The bedrooms comprise of two doubles and a large single with bespoke fitted wardrobes. The family bathroom is a modern four piece suite comprising walk-in shower, standalone bath with central taps, WC and wash hand basin. The loft is accessed via a drop-down ladder from the landing, and provides a boarded and insulated space. Externally the west facing garden has been landscaped and offers a patio, lawn and wooden-chipping play area along with a wooden shed and is fully-enclosed by wooden fencing. Down one side is a wood store, and the other side provides access to the front of the house.

Also worth of note is an EV charging point and an electric roller door to the integral garage store. The current owners had a new roof in 2020 and replaced all of the windows and doors, with the exception of two side windows, in 2021. There is current planning permission (granted in 2025) to extend over the garage turning this property into four bedrooms and two bathrooms.

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

Under the Estate Agents Act of 1979 notice is given that the property is owned by a director of Leighton Snow.



