



60 Station Road, Cheadle Hulme

£549,950 Freehold

FOUR/FIVE DOUBLE BEDROOMS • VERSATILE LIVING SPACE OVER THREE FLOORS • SITUATED IN THE HEART OF CHEADLE HULME VILLAGE • 0.2 MILES TO CHEADLE HULME TRAIN STATION • CATCHMENT FOR SOUGHT AFTER SCHOOLS INCLUDING CHEADLE HULME HIGH SCHOOL • WEST FACING REAR GARDEN • INTEGRAL GARAGE



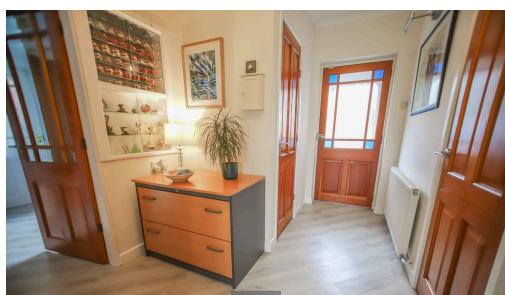
If bedroom sizes are high on your list of priorities, then look no further! This semi-detached family home sits in the heart of Cheadle Hulme village, moments from the popular shops, bars and restaurants and offers superb space arranged over three floors. Five double bedrooms are on offer and provide a versatile layout to allow a family to grow and adapt the space to suit their needs.

Council Tax band: D

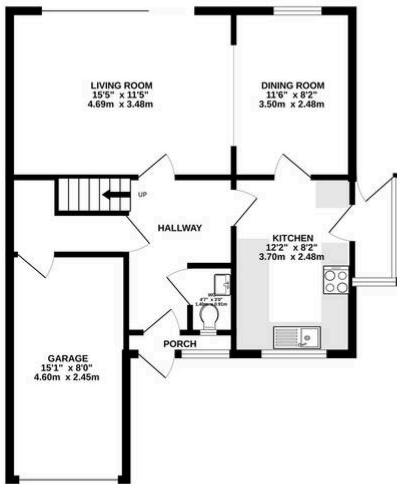
Tenure: Freehold



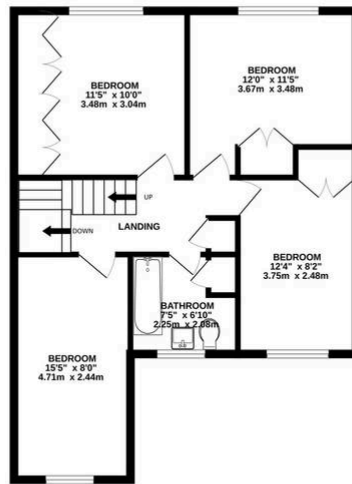
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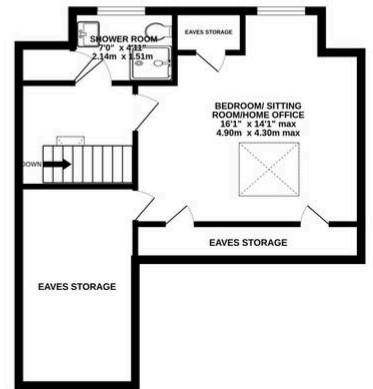
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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Built in the 1960's, this wonderful property has been in the same family since the late 70's. Having been loved and well-maintained by two generations, there have been updates by the current owners keeping the property modern and in-line with what young families need from a home. Set back from the road behind a block-paved driveway, a porch leads into a welcoming entrance hallway. Your eye is immediately drawn through the property where large sliding doors provide charming views over the west-facing garden. A large and open-plan living/dining room runs the full width across the back of the house, providing access out and views over the garden. The dining room opens into the kitchen which offers integrated appliances including induction hob, dishwasher and double oven. Off the kitchen is a handy utility porch which provides space and plumbing for a washing machine and tumble drier and offers further access to the garden. The ground floor is completed by a WC and an inner hallway that leads to the integral garage.

To the first floor there are four double bedrooms and the family bathroom. The master bedroom boasts fitted wardrobes, whilst bedroom 2 and 3 offer integrated storage cupboards. The family bathroom is a modern suite comprising bath with shower over, wash hand basin and WC. An airing cupboard sits in the bathroom providing more storage options alongside an additional storage cupboard off the landing. A turning staircase leads up to the second floor where a fifth double bedroom and shower room can be found. This loft conversion was done in 2000 and is a brilliant space with two dormers providing excellent head room and functionality. The room has been used over the years for a variety of purposes including living room, games room and guest room, and is currently used as a home office. There is extensive under eaves storage around the room with lighting. The adjacent shower room is a modern space with shower, wash hand basin and WC. The boiler is housed off the shower room having been installed in 2023 and annually serviced since.

Externally the rear garden was professionally designed and boasts an Indian stone patio alongside a lawn enclosed by well-established borders. A wooden pergola sits at the side and screens a wooden shed with an additional patio tucked behind. Access to the front can be found down the side of the property via a secure iron gate. The driveway at the front offers off-road parking for up to 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.



