



## 16 Aldersgate Road, Cheadle Hulme

£500,000 Freehold

NO ONWARD CHAIN • BEAUTIFUL SOUTH-FACING GARDENS • DETACHED GARAGE • BRAMHALL/CHEADLE HULME BORDER • QUIET CUL-DE-SAC LOCATION • THREE BEDROOMS, TWO RECEPTION ROOMS





A fabulous detached bungalow sitting on a generous plot with south-facing gardens. Positioned on the Cheadle Hulme/Bramhall border Aldersgate Road is a quiet cul-de-sac comprising of detached bungalows. Number 16 has been lovingly maintained over the years is offered for sale with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

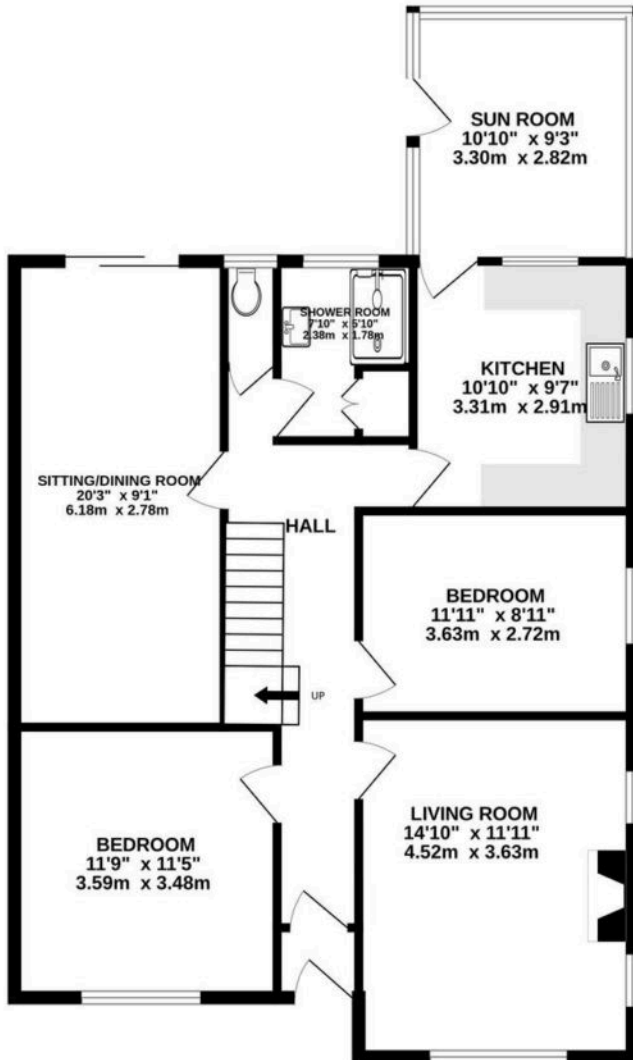
EPC Environmental Impact Rating:



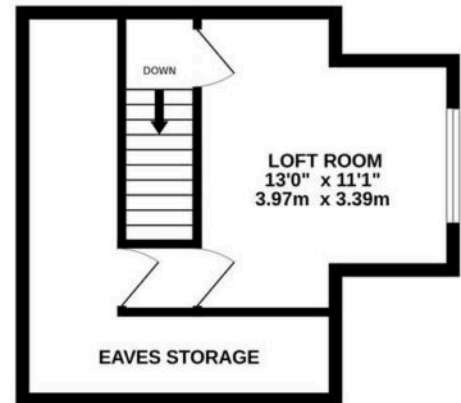
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GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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The bungalow sits back from the road behind a generous driveway that runs down the side of the property to a detached garage. The driveway is Yorkshire stone which continues into the garden adorning the patio. A charming front lawn sits alongside the driveway with flower beds offering lovely kerb-appeal. An entrance porch provides access into the hallway with turning staircase and doors to all rooms. The two reception rooms sit at either end of the property, with a living room at the front boasting dual aspect windows and a fireplace, and a dining/sitting room at the rear with patio doors leading out to the rear garden. Two double bedrooms sit either side of the hallway and the modern shower room and WC are positioned at the bottom of the hall. The kitchen also sits to the rear of the bungalow and provides access into a sun room with glorious views over the gardens. To the first floor is the third bedroom with access into generous eaves storage. Also worth a mention is the gas boiler which was installed in 2024 and is under guarantee.

Externally the rear garden benefits from a southerly aspect and is split into two sections. The section at the foot of the garden sits behind a low wall accessed via two gates, and boasts beautiful wild flowers providing a wonderful rustic feel. The other section is laid to lawn and enclosed by mature flower beds and wooden fencing. There is a paved patio that sits off the sunroom and runs along the rear of the bungalow.

*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.*





