

## 24 Rowan Drive, Cheadle Hulme

£440,000 Freehold

CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • WEST-FACING GARDEN • MODERN DINING KITCHEN • INTEGRAL GARAGE • GROUND FLOOR WC • WELL-PRESENTED THROUGHOUT





A fabulous three bedroom semi-detached home sitting in catchment for sought-after schools including Cheadle Hulme High School. Beautifully presented throughout this wonderful home is in turn-key condition and ideal for growing families or those looking to downsize. Benefitting from a west-facing garden and integral garage.

Council Tax band: D

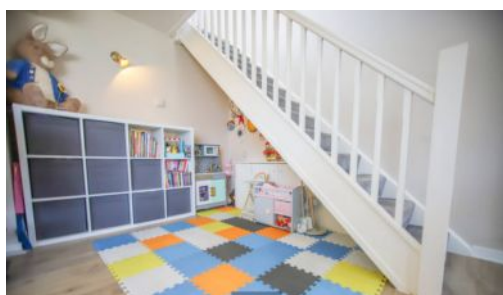
Tenure: Freehold

EPC Energy Efficiency Rating: C

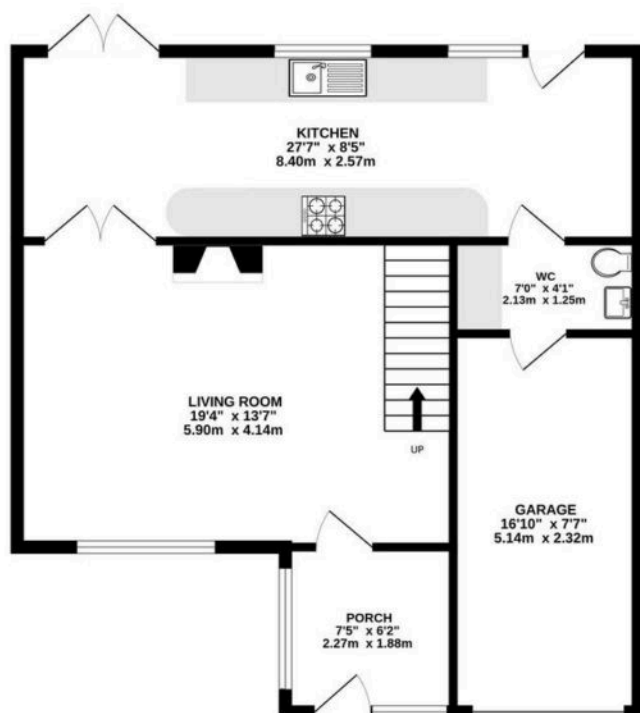
EPC Environmental Impact Rating:



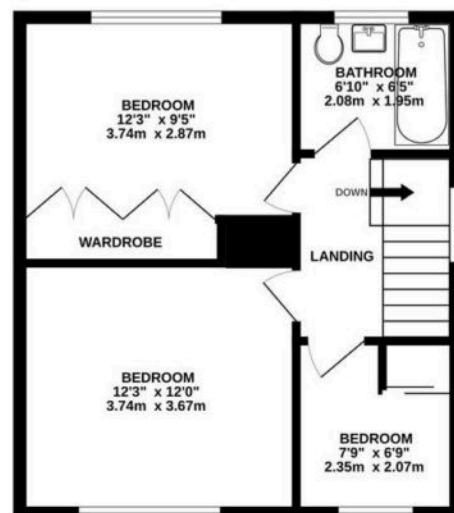
- › CATCHMENT FOR CHEADLE HULME HIGH SCHOOL
- › WEST-FACING GARDEN
- › MODERN DINING KITCHEN
- › INTEGRAL GARAGE
- › GROUND FLOOR WC
- › WELL-PRESENTED THROUGHOUT



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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.  
Made with Metropix ©2025

A fabulous three bedroom semi-detached home sitting in catchment for sought-after schools including Cheadle Hulme High School. Beautifully presented throughout this wonderful home is in turn-key condition and ideal for growing families or those looking to downsize. Benefitting from a west-facing garden and integral garage.

Sat back behind a generous driveway and front lawn there is a large entrance porch that in turn leads into the light and spacious living room. The porch provides super space for coats and shoes and offers a warm welcome into the house. The living room spans the width of the house and boasts an electric log-burner style fireplace. Double doors lead into the dining kitchen which is a beautiful space with three lots of windows and two sets of doors overlooking the garden. The white high-gloss units are sleek and contemporary and provide super worktop space with appliances integrated to include dishwasher, fridge, freezer, oven, gas hob and an extendable hose-tap. From the kitchen is a WC come utility room housing the washing machine and tumble drier, which in turn leads through to the garage. To the first floor the bedrooms comprise two generous doubles and a single. The single and bedroom 2 offer integrated wardrobes providing super storage. The family bathroom completes the accommodation and is a modern three piece suite with bath with shower over, WC and wash hand basin.

Externally the garden benefits from a westerly-facing position and is mainly laid to lawn with a paved patio sitting off the kitchen. The garden is enclosed by wooden fencing and mature hedging.

*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.*

