

# 15 Romsey Drive

Cheadle Hulme, Cheshire, SK8 7QB



mosley jarman



**15 Romsey Drive, Cheadle Hulme, Cheshire, SK8 7QB**

**Offers Over £425,000**

A well-presented and extended three bedroom semi-detached family home situated in a quiet cul-de-sac location on the extremely popular Hursthead estate close to both Bramhall and Cheadle Hulme villages. The property is in the catchment area for Hursthead Primary School and Cheadle Hulme High School and benefits from UPVC double glazing, gas fired central heating (warmed by a combination boiler), off road parking and a private South facing garden. The accommodation includes; porch, entrance hallway (with stairs to the first floor), living room, open plan living kitchen (with space to cook, dine and lounge and fitted with modern matching wall and base units, large island with integral appliances, sky lantern and bi-fold doors leading to the rear garden), office and a utility room (with wc and plumbing for washer/dryer and access to the garage store). To the first floor there is a landing providing access to three bedrooms and a spacious family bathroom (fitted with modern tiles, walk in shower, rainwater shower head, bath, chrome heated towel rail and a vanity sink unit).

- AN EXTENDED AND REMODELLED SEMI-DETACHED FAMILY HOUSE
- STUNNING OPEN PLAN LIVING KITCHEN
- SCHOOL CATCHMENT FOR HURSTHEAD PRIMARY SCHOOL AND CHEADLE HULME HIGH SCHOOL
- UTILITY ROOM AND DOWNSTAIRS WC
- PRIVATE SOUTH FACING GARDEN
- SITUATED IN A POPULAR RESIDENTIAL LOCATION
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- CUL DE SAC



### The Grounds and Gardens

To the front of the property there is a driveway providing off road parking and access to the garage store. To the rear of the house there is a private south facing garden (with patio area and artificial lawn).

### The Location

Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Cheshire brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*\*

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor coverage).

\*Information provided by Ofcom checker and isn't guaranteed.

Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

**Postcode:** SK8 7QB

**What 3 Words:** bigger.regard.given

**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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