

# 8 Cherry Walk

Cheadle Hulme, Cheadle, SK8 7DY



*mosley jarman*





## 8 Cherry Walk, Cheadle Hulme, Cheadle, SK8 7DY

**£475,000**

An immaculately presented, significantly extended and superbly positioned 5 bedroom family home in this very sought after residential location within easy reach of Cheadle Hulme High and Hursthead Primary schools. Enjoying a nice extension to the side over the garage, and boasting an attractive garden and ample off road parking, this beautifully proportioned home is bound to appeal to those looking for their next family home.

The accommodation comprises a neat entrance porch leading through to a spacious hallway with useful understairs storage. Positioned at the front is the lounge with a large picture window overlooking the attractive front garden and a feature fire place, whilst at the rear is a large 19ft dining/ family room with another fire place and glazed double doors leading out to the rear garden. Set just off the family space is the modern fitted kitchen which enjoys a great range of floor and wall units, and houses a double oven and ceramic hob with space provided for a washing machine and fridge freezer. A door opens to the rear garden, whilst a second internal door gives access to the integrated garage.

On the first floor, the landing leads to 5 well proportioned bedrooms, a spacious family bathroom complete with a bath and separate shower, and a separate WC.

- 5 BEDROOMS
- VERY SOUGHT AFTER LOCATION
- DRIVEWAY AND GARAGE
- IMMACULATEDLY PRESENTED
- CLOSE TO CHEADLE HULME HIGH
- MODERN KITCHEN







### Grounds and Gardens

To the front is a neat double width driveway giving ample off road parking and access to the integrated garage. Alongside the driveway is a neat garden frontage and there is gated access down the side of the house leading to the rear. The rear garden is a lovely size with a large paved patio adjacent to the rear of the house, beyond which is a good sized lawn with mature borders at the side and rear.

### 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- Brick built with tiled roof

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

Water Meter - TBC

### Freehold

Broadband providers - Openreach / Virgin Media - 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\*.

\* 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 7DY**

What 3 Words: **cycle.dice.learn**

Council Tax Band: **D**

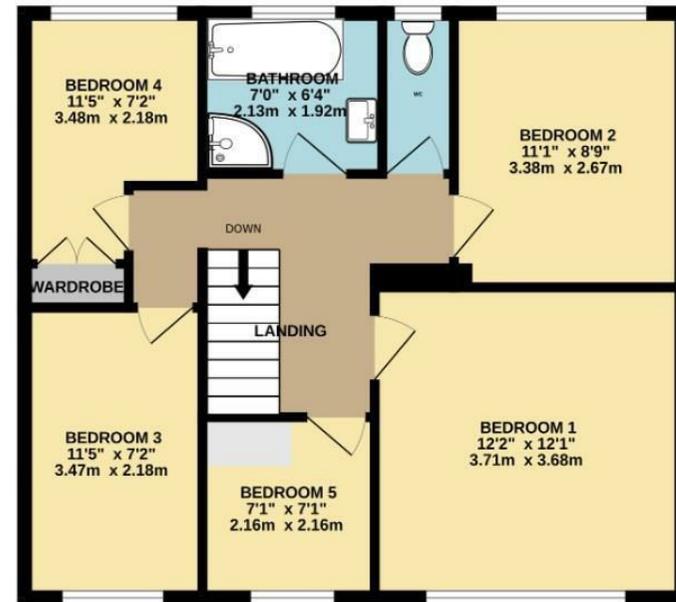
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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