



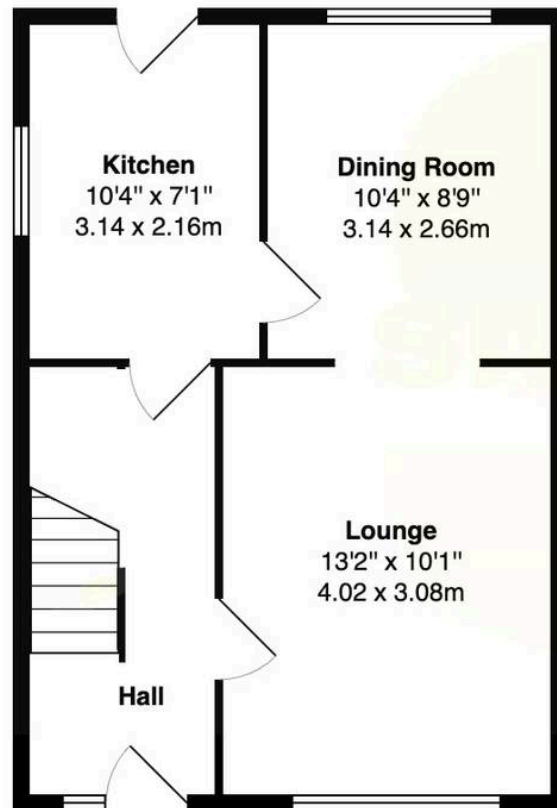
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3 Shrewsbury Gardens, Cheadle Hulme - SK8 7PU

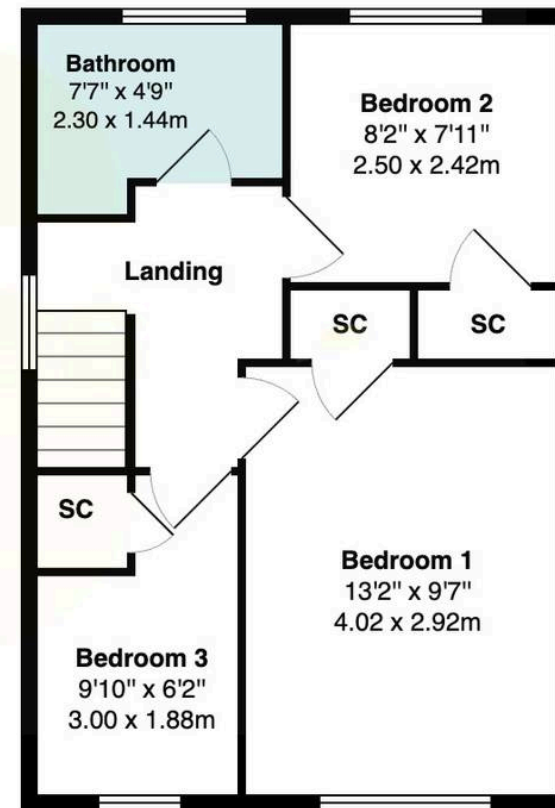
Offers in Region of £425,000



Ground Floor
Approximate Area: 382 ft² ... 35.5 m²

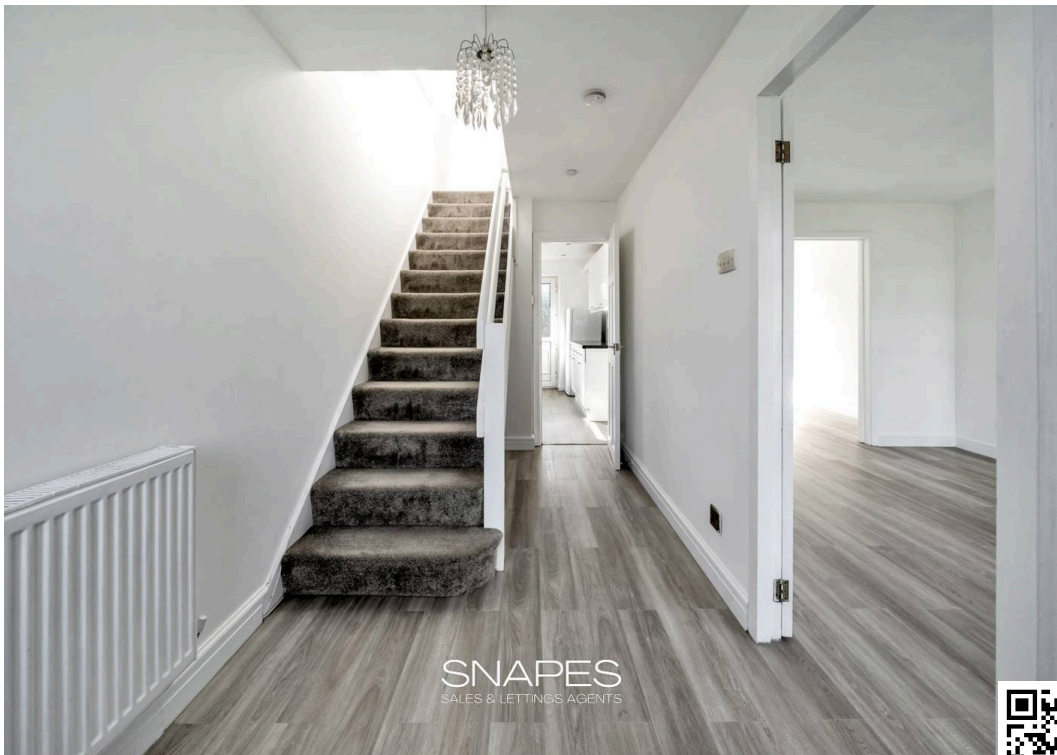


First Floor
Approximate Area: 380 ft² ... 35.3 m²

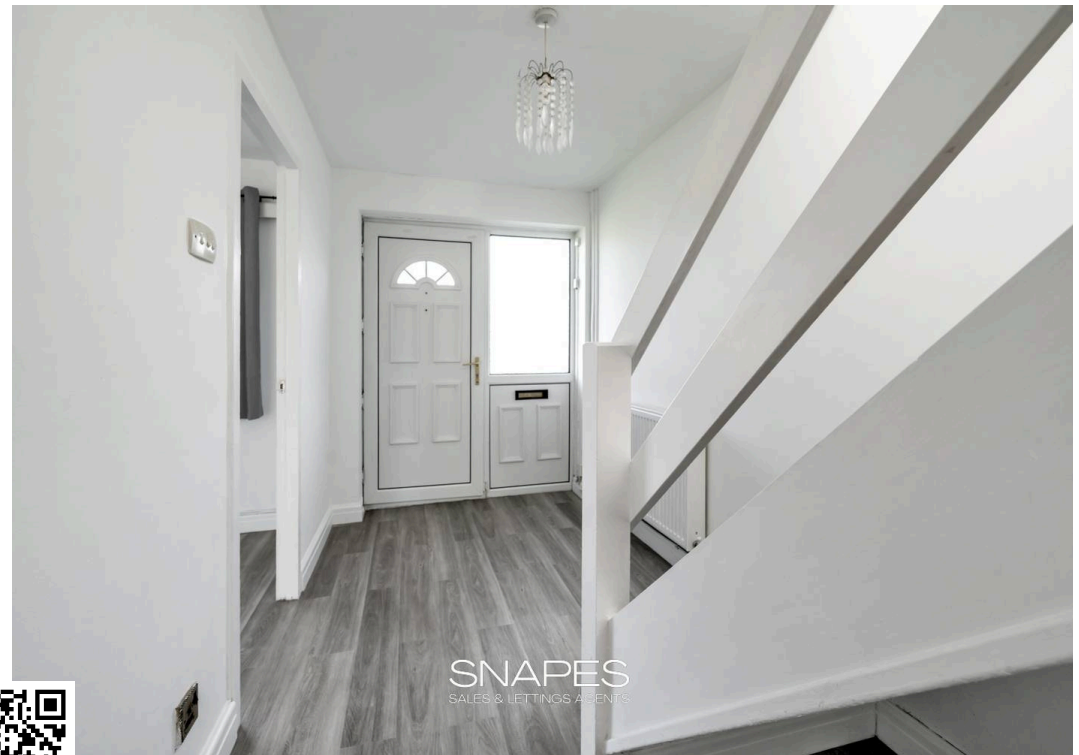


Approximate Total Area: 762 ft² ... 70.8 m²

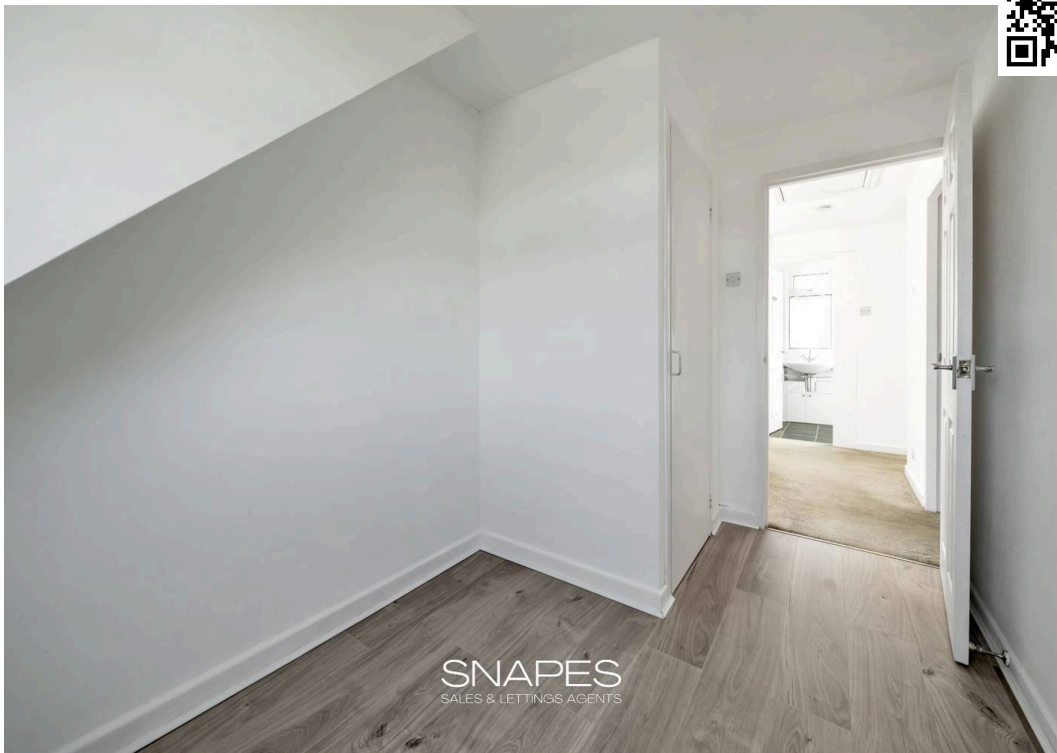




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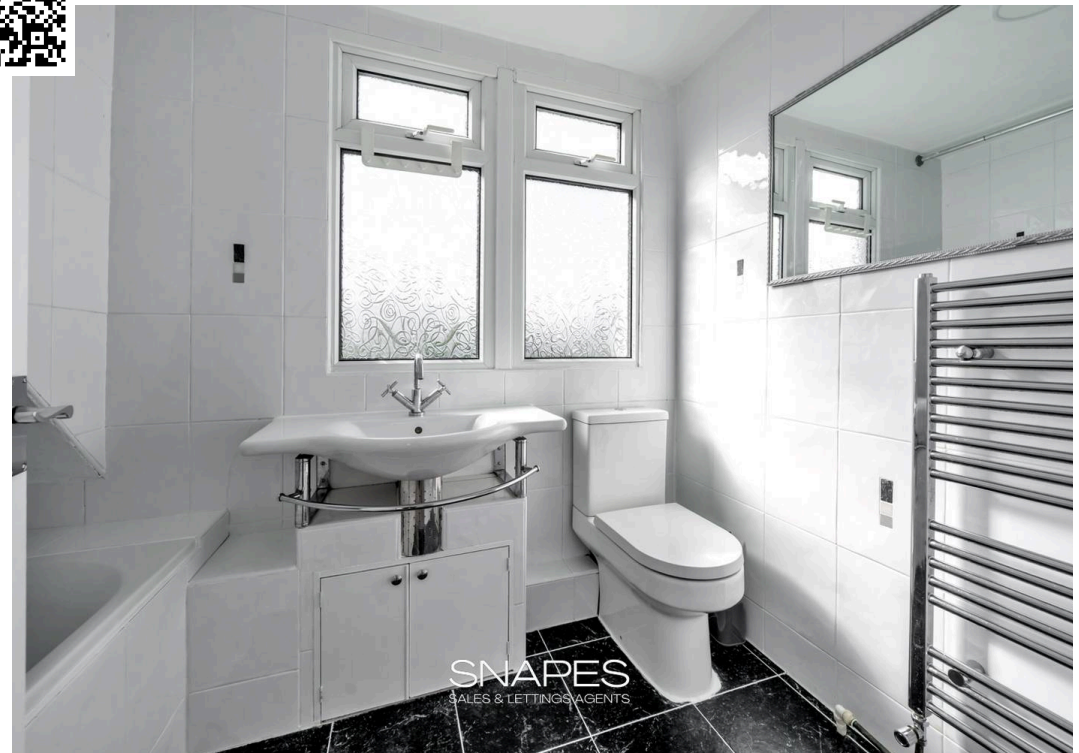
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Description

Located in on the ever popular Hursthead development close to Hursthead Infant and Hursthead Junior School and the well reputed Cheadle Hulme High School, this 3 bedroom semi detached home is offered for sale with no onward seller chain, therefore perfect for a buyer who is proactive enough to want to complete before Christmas!

Whilst reading this brief accommodation summary we strong recommend you look through the photographs to get an idea of the style and design of both the internal and external elements of the home, and we urge you to study the floor plans to get an idea of the shape, layout and sizes of the rooms so you are well informed before viewing.

Occupying a generous plot within a quiet cul-de-sac on the popular Hursthead development, this recently improved three-bedroom home is offered for sale with no vendor chain.

The well-planned accommodation extends to approximately 762 sq ft and begins with a welcoming entrance hall. A spacious lounge sits to the front of the property, while a separate dining room provides an ideal setting for family meals and entertaining. The adjoining kitchen offers direct access outside. If you prefer the open plan kitchen diner design - then this property is waiting to be adapted to create just that! Offering the potential to then block off the lounge from the kitchen diner to provide both open plan living with a separate space to enjoy.

To the first floor are three bedrooms, plus a modern fitted family bathroom which has sink, toilet and the best of both worlds with a bath and electric shower over. There is useful built-in storage within each of the bedrooms. The principal bedroom is a particularly good size, while the remaining rooms provide excellent flexibility for children, guests or those working from home. The property also benefits from a boarded and plastered loft space, accessed via pull-down folding wooden ladders, providing valuable additional storage.

Externally, the property is set back from the quiet cul-de-sac road behind a lawned front garden, with adjacent driveway providing off-road parking for several vehicles and continuing along the side of the house to a detached garage.

With its peaceful yet convenient location, recently completed cosmetic improvements, generous parking and chain-free position, this appealing home represents an excellent opportunity for families, first-time buyers and those looking to settle in this popular part of Cheadle Hulme. Early viewing is highly recommended.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold.
2. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **“Material Information”** or **“Important Information”**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: E



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