



1C Granby Road, Cheadle Hulme, Cheadle, SK8 6LS

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Guide Price £550,000

- MODERN DETACHED FAMILY HOME
- CHEADLE HULME HIGH CATCHMENT
- 4 BEDROOMS, 2 BATHROOMS
- 20FT LOUNGE
- MODERN FITTED KITCHEN
- DOUBLE WIDTH DRIVEWAY
- INTEGRATED GARAGE
- ENCLOSED REAR GARDEN



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A beautifully presented and ideally located detached family home, situated in a highly desirable area just a short walk from both Cheadle Hulme High School and Hursthead Primary School, and within their catchment areas. Offering well-proportioned accommodation including four bedrooms, two bathrooms, two reception areas, a modern breakfast kitchen, integrated garage and a double-width driveway, this excellent property presents a fantastic opportunity for family living.

The accommodation begins with a welcoming entrance hallway. To the front of the property is a spacious, contemporary kitchen featuring integrated Neff appliances including an oven, microwave, ceramic hob, dishwasher and fridge. A door provides access to the side passage, while an internal door leads through to the dining area. Spanning the rear of the house is an impressive 20ft lounge with French doors opening onto the rear garden, along with a wide opening connecting it to the dining area, creating an ideal space for entertaining and family life. The hallway also provides access to a downstairs WC and internal entry to the integrated garage.

Upstairs, the landing leads to four bedrooms, each benefiting from built-in wardrobes. The principal bedroom further enjoys its own ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Grounds and Gardens

To the front of the property is a neat, double width, block paved driveway providing off road parking and access to the integrated garage. The rear garden has a paved patio running adjacent to the rear of the house with a lawn beyond, well stocked borders and surrounded by panel fencing.

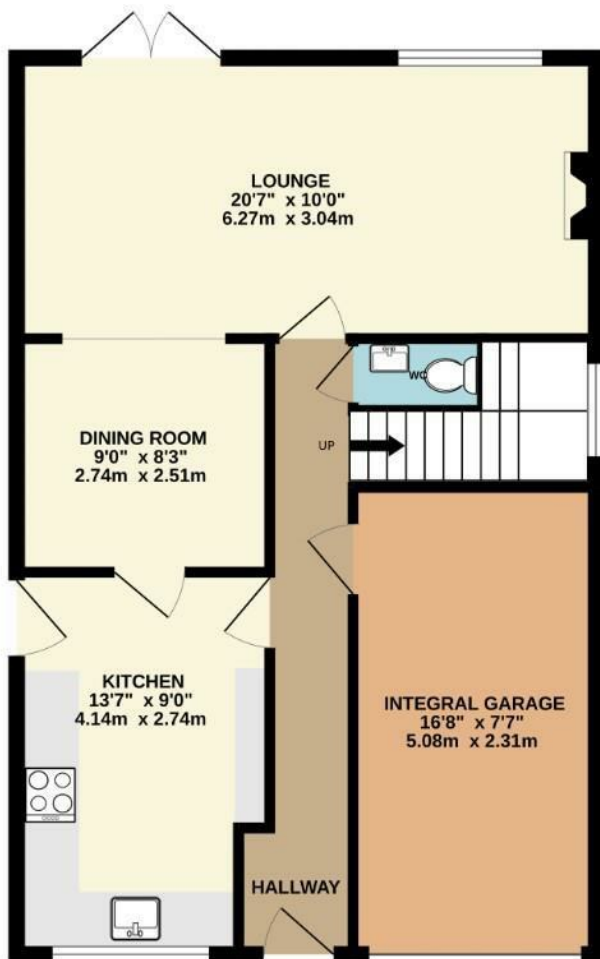
Location

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.

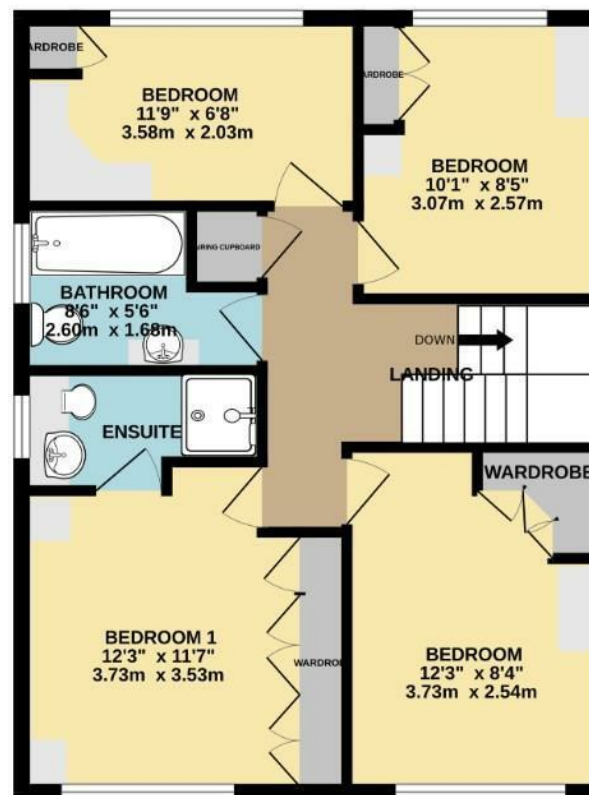
Important Information



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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