



10 Hurst Avenue, Cheadle Hulme

£400,000 Leasehold

NO ONWARD CHAIN • SOUTH FACING GARDEN • AMPLE OFF ROAD PARKING FOR MULTIPLE CARS • SITUATED ON A QUIET CUL-DE-SAC • TWO DOUBLE BEDROOMS • POTENTIAL TO MODERNISE



Council Tax band: D

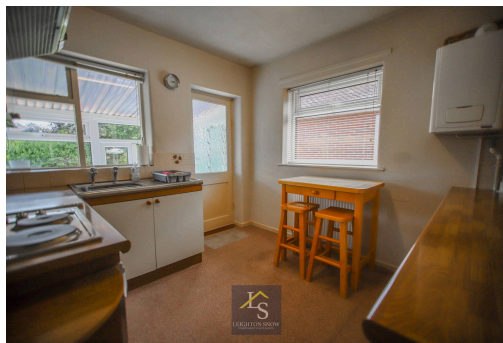
Tenure: Leasehold

EPC Energy Efficiency Rating: D

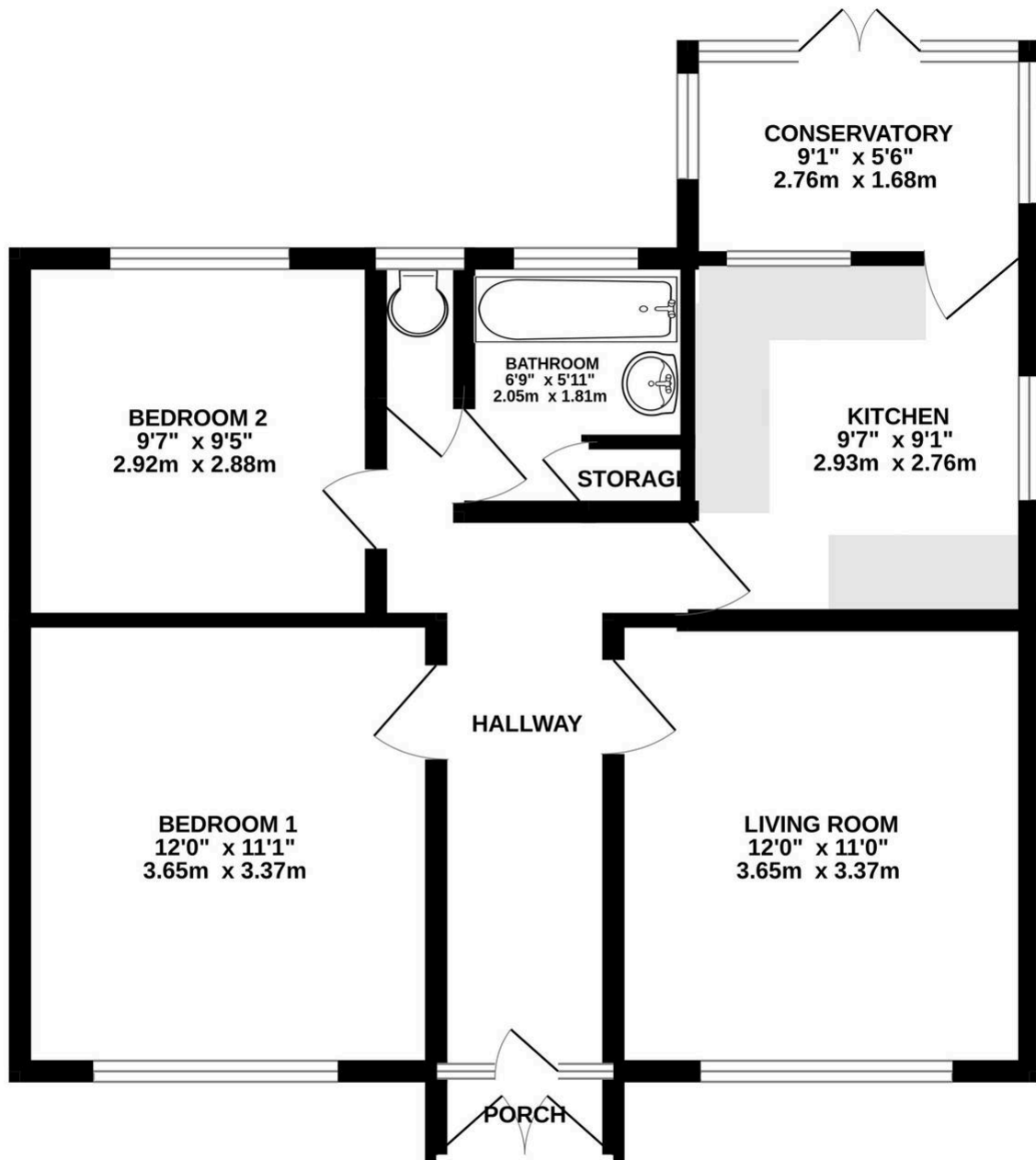
EPC Environmental Impact Rating:



- › NO ONWARD CHAIN
- › SOUTH FACING GARDEN
- › AMPLE OFF ROAD PARKING FOR MULTIPLE CARS
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- › POTENTIAL TO MODERNISE



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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This well-proportioned two-bedroom detached bungalow, is offered to the market with no onward chain and situated on a peaceful cul-de-sac in a sought-after residential area. The property provides a fantastic opportunity for those seeking a home with potential to modernise according to personal taste and requirements. This wonderful property has been well-cared for over the past 30 years.

To the front of the property, there is an excellent driveway space, offering plenty of off-road parking for multiple cars. There is a fabulous garden space to the front of the property, primarily laid to lawn, with well manicured hedges and trees, boasting a lovely kerb appeal. Upon entering, you are welcomed into a spacious hallway that leads to all principal rooms, including a generous living room adorned with natural light entering through the large window, overlooking the front garden area. Situated at the rear of the property, the kitchen offers a generous amount of workspace and storage, with the scope to update and enhance to suit contemporary preferences.

Both of the bedrooms offer well-proportioned space providing comfortable accommodation and storage space. To the rear, the property features a W/C adjacent to the bathroom, consisting of a bath with a shower over, and wash-hand basin.

Externally, to the rear, the property benefits from a south-facing aspect, offering a fabulous space for relaxation and al-fresco dining within the summer. The garden is primarily laid to lawn and features well-matured hedges, boasting privacy, within the garden. Located on a quiet cul-de-sac, the bungalow enjoys a tranquil setting with minimal passing traffic, enhancing the sense of privacy and security.

The property is conveniently positioned nearby local amenities, including shops, schools, and healthcare facilities, ensuring daily needs are easily met, while excellent transport links provide straightforward access to surrounding areas. This detached bungalow represents a rare opportunity to acquire a home with excellent potential in a desirable neighbourhood, offering an excellent opportunity to modernise throughout.

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.



