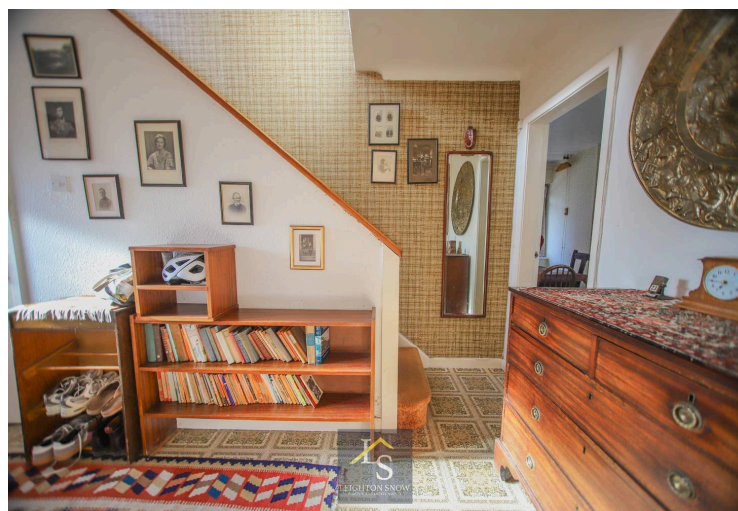
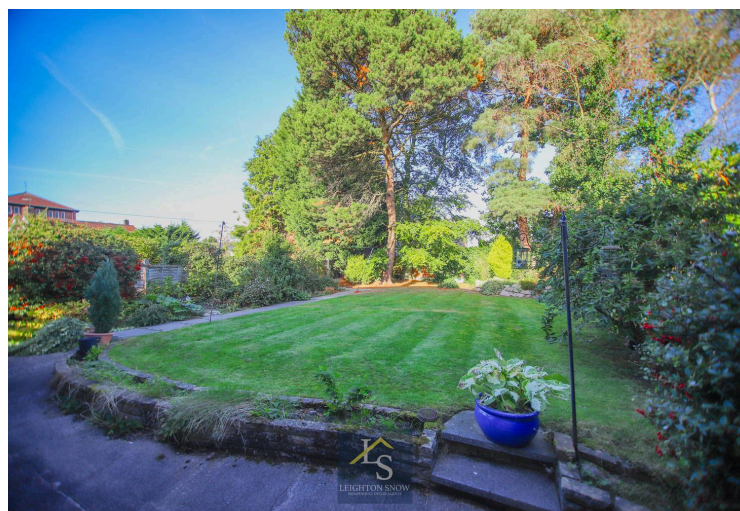




37 Vicarage Avenue, Cheadle Hulme

£550,000 Leasehold

ORIGINAL FOUR BEDROOM DETACHED • FOUR DOUBLE BEDROOMS, ONE BATHROOM • TWO RECEPTION ROOMS • INTEGRAL GARAGE • LARGE GARDEN • MUCH-LOVED FAMILY HOME • CATCHMENT FOR HURSTHEAD PRIMARY SCHOOLS AND CHEADLE HULME HIGH SCHOOL • LESS THAN ONE MILE INTO CHEADLE HULME VILLAGE • NO ONWARD CHAIN



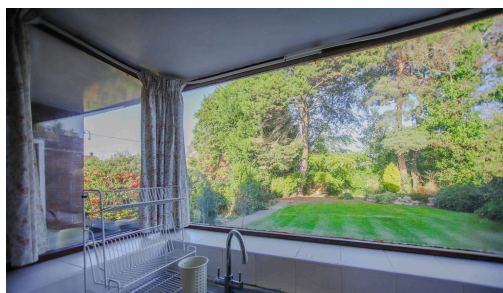
This marvelous family home sits less than half a mile from Cheadle Hulme High School and comfortably within its catchment. Hursthead Junior and Infant Schools are only 0.3 miles away, making it ideal for families seeking outstanding schools. The house itself has been loved and cared for by its current owners since 1965, and is now ready for a new family to make it their own. The property boasts a lovely large garden and four double bedrooms and is offered for sale with no onward chain.

Council Tax band: E

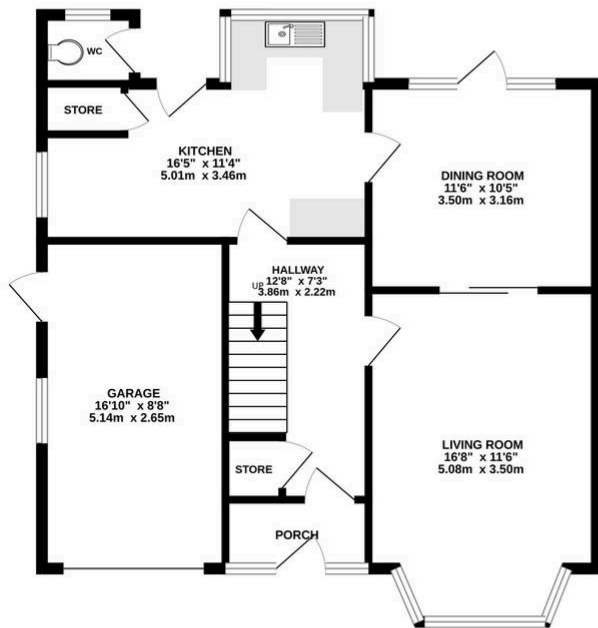
Tenure: Leasehold



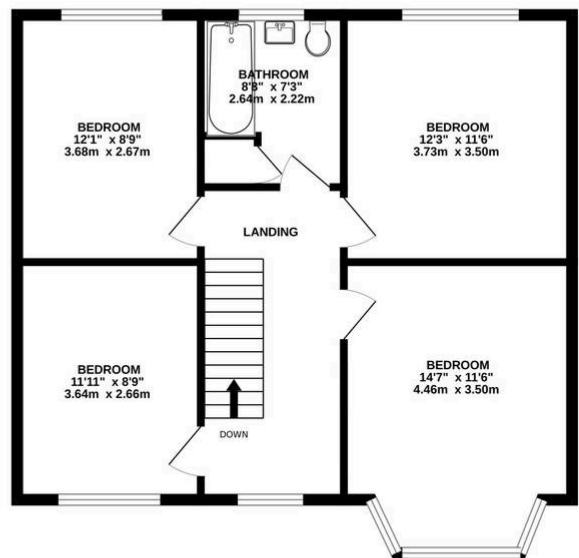
- ORIGINAL FOUR BEDROOM DETACHED
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- MUCH-LOVED FAMILY HOME
- CATCHMENT FOR HURSTHEAD PRIMARY SCHOOLS AND CHEADLE HULME HIGH SCHOOL
- LESS THAN ONE MILE INTO CHEADLE HULME VILLAGE
- NO ONWARD CHAIN



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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Sit back from the road behind a driveway and front lawn, this lovely home boasts super space in a hugely sought-after location. Most properties on the road have been extended to create four bedrooms, whilst this house is an original four bedroom meaning the layout has been created with four spacious bedrooms in mind and offers additional space for a family to move around. In brief, the accommodation comprises a porch that leads into the entrance hall with the living room sitting to the right hand side. The living room boasts a large bay window and opens into the dining room at the rear with patio doors leading out to the garden. Alongside the dining room and positioned at the foot of the hallway is the dining kitchen. From the kitchen is a rear door that leads to an outside WC and the glorious garden beyond. The garage sits integral to the house but is accessed via a side door as well as an up and over garage door from the front driveway. To the first floor the four bedrooms and bathroom are all positioned off a large landing with a window flooding the space with a wealth of natural light. All four bedrooms are doubles and the family bathroom is a three piece suite with an airing cupboard offering useful storage options. Further storage can be found in the loft space which is boarded.

Externally, the rear garden is a beautiful space with mature borders and trees providing an excellent private aspect. The main part of the garden is laid to a large lawn with a concrete patio running across the rear of the house. There is generous space down the left hand side of the house, ideal for bin storage and access to the driveway at the front. This wonderful home has been cherished by its current owners, and they are excited for it to take on its next chapter.

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.

