

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

1 Pembroke Close, Cheadle, SK8 6GQ



£595,000

**Spacious Detached
Four Double Bedrooms
Three Receptions
Two Bathrooms
Gardens and off road Parking
Downstairs Toilet**

Callaghans Estate Agents
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Callaghans are delighted to present this substantial four-bedroom detached family home, ideally located in the highly sought-after area of Cheadle Hulme. Positioned adjacent to Bruntwood Park and close to Cheadle Catholic School, this property offers an excellent setting for family living.

Upon entering, you are welcomed by a spacious hallway that provides access to all ground floor rooms. The modern kitchen, located at the front of the property, features a range of contemporary wall and base units with stylish plinth lighting, integrated appliances, generous worktop space, and a gas hob, perfect for preparing meals to enjoy with family and friends.

Opposite the kitchen is a versatile utility room, which could easily be repurposed as a dining room to suit your needs. To the rear of the property, there are two well-proportioned reception rooms offering flexible living space. One of these benefits from gloss laminate flooring, patio doors that open out onto a generous southwest-facing garden, ideal for outdoor entertaining and relaxation. A convenient downstairs WC completes the ground floor.

Upstairs, a spacious landing leads to all rooms. The family bathroom is fitted with a modern suite and a built-in shower. The master bedroom, positioned at the front of the property, features a private en-suite. There are three additional double bedrooms, each benefitting from fitted wardrobes, providing ample storage space. Finished to a high standard throughout, this impressive home offers both space and versatility, making it an ideal choice for growing families.

Contact Callaghans today to arrange your viewing and avoid missing out on this fantastic opportunity.

Lounge 11' 3" x 17' 1" (3.43m x 5.2m)

Dining Room 12' 10" x 9' 9" (3.91m x 2.97m)

Kitchen 16' 9" x 8' 1" (5.1m x 2.46m)

Utility room 14' 6" x 8' 4" (4.42m x 2.55m)

Downstairs Toilet 5' 10" x 2' 10" (1.79m x 0.87m)

Family Bathroom 8' 6" x 7' 10" (2.6m x 2.4m)

Bedroom One 14' 7" x 12' 7" (4.44m x 3.84m)

En-suite 5' 7" x 6' 4" (1.69m x 1.92m)

Bedroom Two 8' 8" x 12' 2" (2.65m x 3.72m)

Bedroom Three 9' 1" x 13' 1" (2.76m x 3.99m)

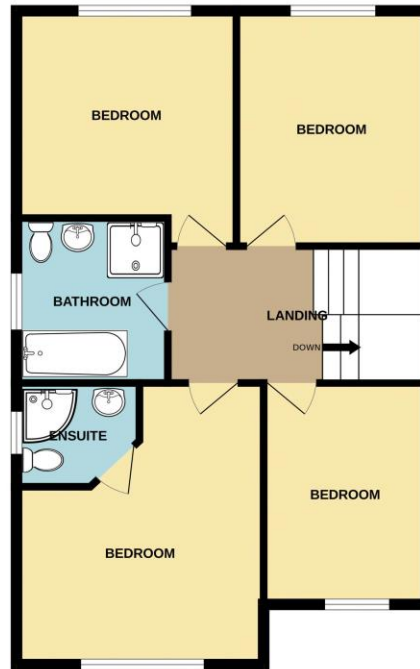
Bedroom Four 9' 0" x 11' 7" (2.75m x 3.53m)

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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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