

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

22 Copperfield Road,
Cheadle Hulme, SK8 7PN



£695,000

**Spacious detached
Four Bedrooms
Downstairs Toilet
Stylish En-Suite and Bathroom
Generous Family Kitchen
Garage and Parking**

Callaghans Estate Agents
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Callaghans are delighted to offer for sale this exceptional detached property, ideally located in the highly sought-after area of Cheadle Hulme. Finished to a high standard throughout and presented in true move-in condition, this impressive home is perfectly suited for modern family living.

Upon entering, you are welcomed by a bright and inviting hallway that immediately showcases the quality and care given to the property. The spacious lounge benefits from large windows that flood the room with natural light, creating a warm and comfortable setting. Double doors lead through to a stylish and contemporary dining kitchen, forming the heart of the home. The kitchen is beautifully fitted with an extensive range of floor and wall units, complemented by a breakfast peninsula that provides both additional workspace and a sociable dining area, ideal for family meals and entertaining guests. Patio doors open out onto the rear garden, which features a combination of patio and lawn, offering a perfect balance of space for relaxation and outdoor activities.

The first floor continues to impress, with a modern family bathroom finished with stylish tiling and a contemporary suite, including an over-bath shower. The principal bedroom is a standout feature, stretching across the front of the property and offering generous space along with its own en-suite shower room, complete with a vanity suite. Three further well-proportioned bedrooms provide ample accommodation for family members, guests, or home working.

Externally, the property benefits from off-road parking to the front, while to the rear there is a detached brick garage, providing secure storage and additional practicality. Situated in a desirable location close to well-regarded schools, local shops, and excellent transport links, this home offers both convenience and a strong sense of community, making it an ideal choice for families.

Early viewing is highly recommended. Contact Callaghans today to arrange your appointment and discover all this outstanding property has to offer.

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Lounge 11' 6" x 18' 4" (3.5m x 5.6m)

Dining/Kitchen 11' 10" x 15' 5" (3.6m x 4.69m)

Utility room 5' 11" x 9' 1" (1.81m x 2.77m)

Entrance Hallway

Downstairs Toilet 4' 9" x 2' 8" (1.45m x 0.82m)

Family Bathroom 6' 0" x 7' 3" (1.84m x 2.2m)

Master bedroom 18' 3" x 7' 10" (5.55m x 2.38m)

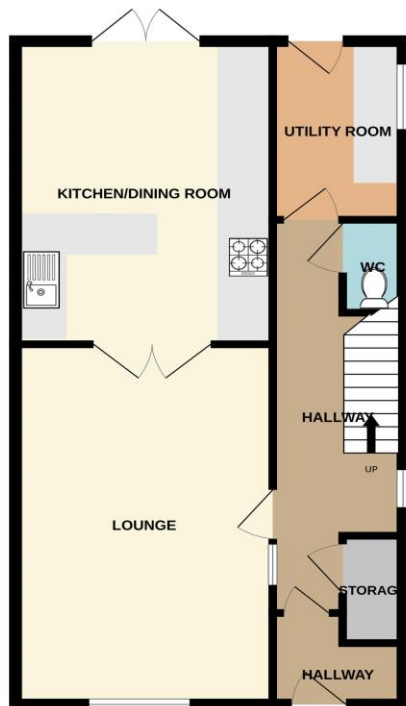
En-suite 3' 7" x 6' 4" (1.1m x 1.93m)

Bedroom Two 10' 8" x 9' 11" (3.24m x 3.03m)

Bedroom Three 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Four 10' 8" x 5' 3" (3.24m x 1.6m)

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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