



## 1 Seymour Road, Cheadle Hulme

£735,000 Freehold

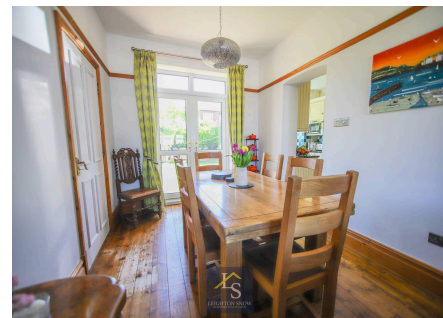
FIVE BEDROOMS, TWO BATHROOMS • EXTENDED AND CHARACTERFUL SEMI-DETACHED • DATING BACK TO THE 1920's •  
POSITIONED IN CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • EASY WALK INTO CHEADLE HULME VILLAGE •  
INTEGRAL GARAGE AND DRIVEWAY • THREE RECEPTION ROOMS



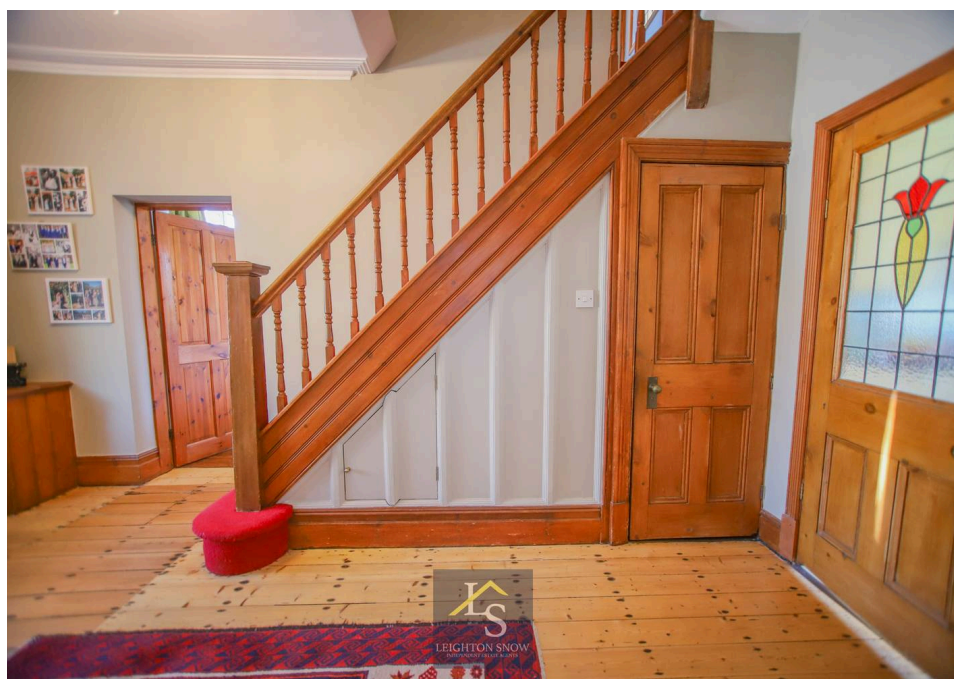
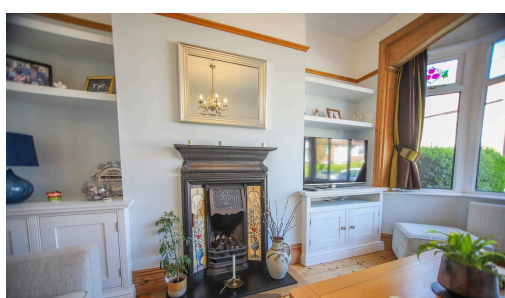
Introducing to the market this beautiful and extended 1920's family home. Positioned in close reach of sought after schools including Cheadle Hulme High School, the property also sits within an easy walk of local amenities and Cheadle Hulme village. With five bedrooms, three reception rooms and two bathrooms there is no shortage of space for families to grow in to.

Council Tax band: E

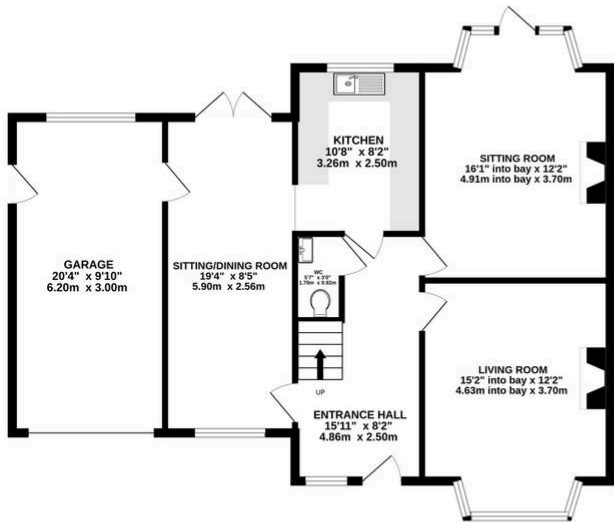
Tenure: Freehold



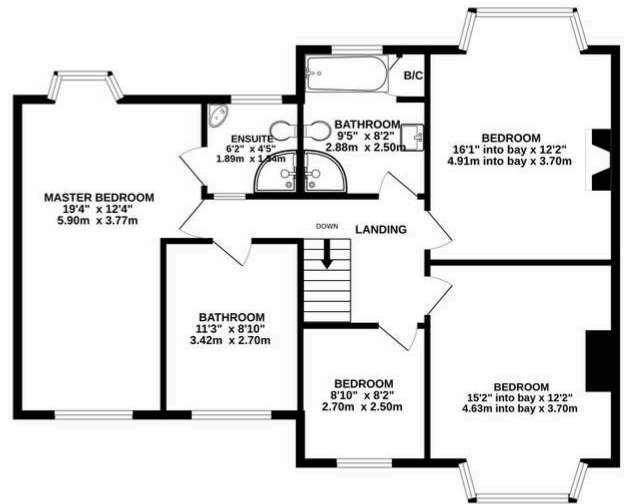
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GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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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The property is sat back from the road behind a charming low brick wall with decorative flower beds and a wrought-iron gate leading up to the front door. With a driveway and garage to the left-hand side there is plenty of space for off-road parking. You are welcomed into the home by a large hallway with turning staircase and original wooden floorboards, as well as access to a WC. The three reception rooms sit to either side of the house with the kitchen positioned at the foot of the hallway via a beautiful wooden door with stained-glass insert. The kitchen offers granite worktops and shaker-style units and opens into the dining room. The dining room is a bright room boasting dual-aspect windows with patio doors leading out to the rear garden. Internal access can be found from the dining room into the garage. The garage boasts a utility area with a worktop and sink with space and plumbing for a washing machine, tumble drier and any additional white goods. To the other side of the house sit the living and sitting rooms. Both of these are beautiful rooms boasting a wealth of character including working fireplaces, bay windows adorned with stained glass and bespoke cabinetry.

To the first floor the five bedrooms comprise four doubles and one large single. The master bedroom spans the full length of the house with a wonderful dual-aspect. There is a generous space for wardrobes and a dressing table that in turn leads into the en-suite. There is a generous family bathroom with a four piece suite comprising corner shower, bath, WC and wash hand basin. Bedrooms two and three sit above the two reception rooms and boast the same large space and bay windows. There is access up to a boarded loft via a drop-down ladder, providing space for storage.

Externally the rear garden is mainly laid to lawn and enclosed by wooden fencing wonderful mature borders providing a decorative screening. A paved patio sits at the top of the garden, and there is access down the side of the house providing a handy spot to store the bins, and leads round to the driveway at the front positioned in front of the garage. Alongside the drive is a charming garden with lawn and colourful planting, providing a warm welcome to this wonderful home.

*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.*



