



**GASCOIGNE
HALMAN**

Cherry Walk, Cheadle Hulme
£500,000

THE AREA'S LEADING ESTATE AGENCY



This delightful extended semi detached family home is positioned in a highly desirable residential setting close to Hursthead Infant & Junior School & Lane End Primary School. The notable Cheadle Hulme High School is also within easy walking distance which reaffirms that every child's educational needs can and will be met. This location offers further convenience being within striking distance of Cheadle Hulme village and Cheadle Hulme train station. This home delivers superb accommodation throughout and is ideal for growing families.

Property details

- Conveniently Located For Hursthead Infant & Junior School
- In Close Proximity To The Popular Cheadle Hulme High School
- Superb Five Bedroom Extended Semi Detached Family Home
- Spacious West Facing Rear Garden With Space To Extend (STPP)
- Easy Access To Cheadle Hulme Village & Cheadle Hulme Train Station
- Highly Desirable Residential Family Location



About this property

This extended semi detached property will reveal an entrance porch which leads to an inviting entrance hallway. There is convenient storage available under the stairs but equally this could also form a suitable area for incorporating a downstairs WC, something which will add convenience to everyone's day to day lifestyle. The separate living room offers a cozy retreat to unwind and relax whilst a large open plan dining room and sitting room connect to the modern galley style kitchen. Double doors provide easy access to the patio area with further access to the garden offered via the kitchen. There is a large single garage providing ideal storage, however there is scope to include some day to day household appliances to the garage area if needed and this would double up as the perfect utility area. To the first floor a landing provides access to five wonderful bedrooms. There are ample bedrooms for the whole family as well as guests. A family bathroom includes a bath, shower and sink and a separate WC is neatly positioned off the landing too. With some creativity buyers could even look to convert one of the bedrooms into another bathroom or en-suite should an additional bathroom be a requirement. Neighboring properties have extended which would suggest there is ample space for further development if this is of interest to discerning buyers. Externally there is a block paved double driveway along with a fantastic west facing rear garden.









DIRECTIONS

SK8 7DY

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

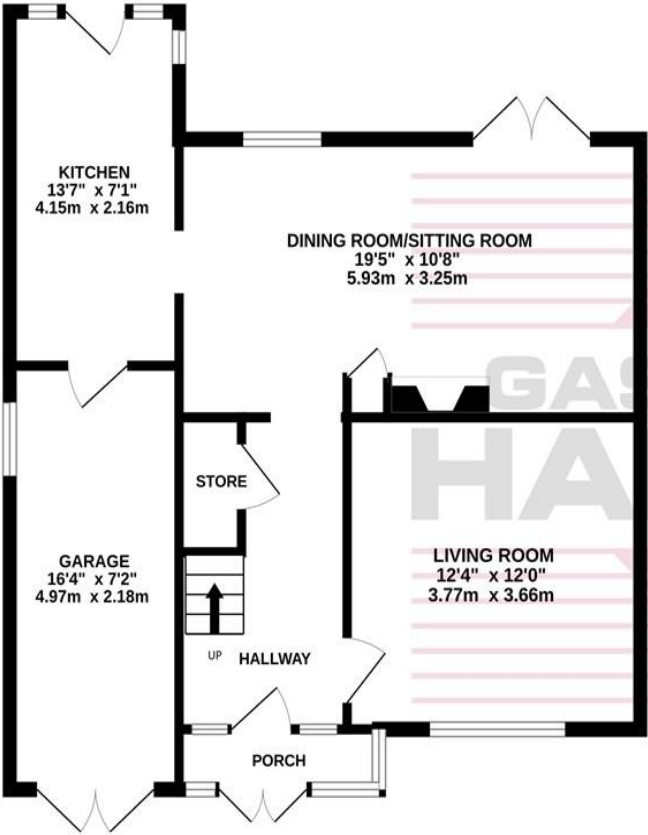
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

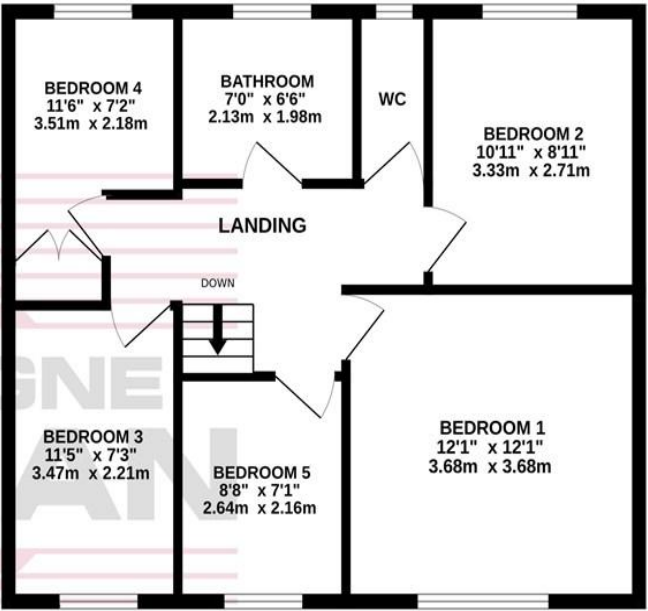
No

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GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.





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