



69 Thorn Grove, Cheadle Hulme

£525,000 Leasehold

FABULOUS OPEN PLAN KITCHEN LIVING SPACE • DRIVEWAY OFFERING OFF-ROAD PARKING • SOUTH EAST FACING GARDEN • BEAUTIFULLY MAINTAINED THROUGHOUT • CLOSE TO EXCELLENT SCHOOLS AND AMENITIES



Council Tax band: D

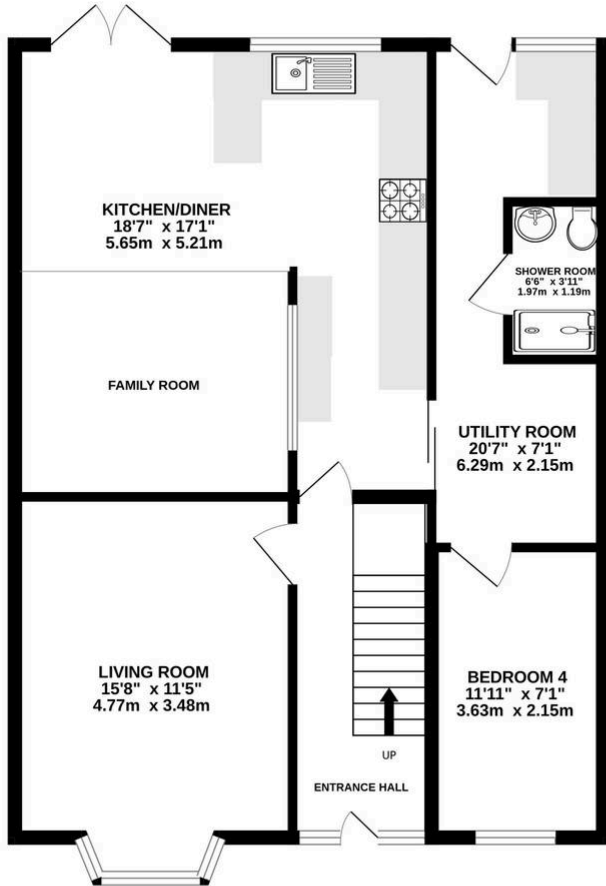
Tenure: Leasehold



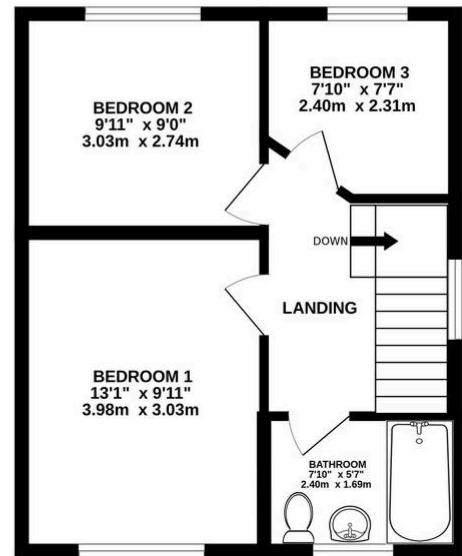
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GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.2 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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This beautifully maintained four bedroom detached property presents an exceptional opportunity for families seeking a spacious and contemporary home in a highly desirable location close to excellent schools and local amenities. Positioned within walking distance to Cheadle Hulme High School, and Thorn Grove Primary School, this property offers a superb home for families.

Upon entering, you are welcomed by a bright and inviting hallway that leads to the principal rooms. To the rear of the property, there is a fabulous open plan kitchen living space, thoughtfully designed to create an ideal setting for both every-day living and entertaining. The kitchen features modern fitted units, high quality integrated appliances, and a generous dining area, seamlessly flowing into a comfortable lounge area that offers versatility for relaxation or social gatherings. Adjacent to the kitchen, there is a generous utility space, currently fitted with storage space, and offering space for a tumble dryer and washing machine. To the front of the property, there is a wonderful cosy living space, offering a tranquil space for relaxation. The current owners have added a log burner to the living room, offering a cosy living space. The property offers a fantastic 4th bedroom, downstairs, and conveniently has a downstairs shower room, positioned adjacent to this for added convenience.

Upstairs, the property offers three well-proportioned bedrooms, each tastefully decorated and providing ample storage. The family bathroom is finished to a high standard, featuring contemporary fixtures and fittings, currently comprised of a bath with a shower over, W/C and wash-hand basin. The master, and second bedroom are both generous doubles, with the second bedroom offering a fitted wardrobe space.

Externally, to the rear, the property benefits from a wonderful south-east facing garden space. Primarily laid to lawn, the garden offers a perfect space for relaxation, with a lovely decking area, offering a wonderful space for al-fresco dining. To the rear of the garden, there is an additional seating area, creating a great hosting space. To the front of the property, there is a generous driveway, providing ample off-road parking, with additional on-road parking available too.

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.

