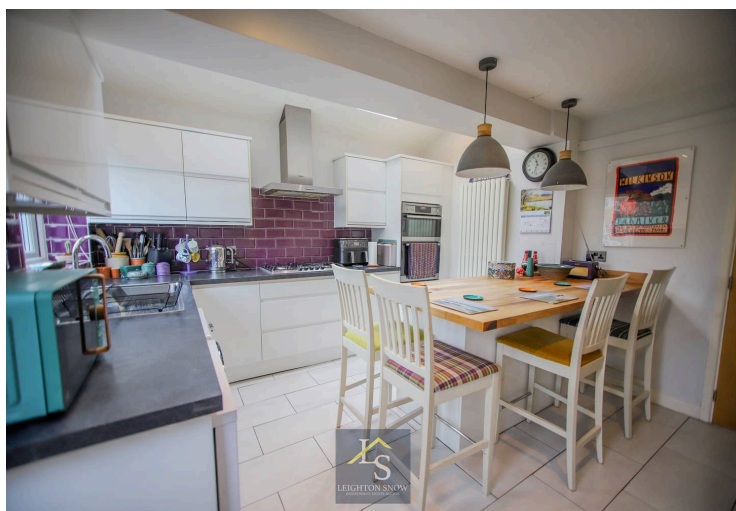




12 Sherbourne Close, Cheadle Hulme

£400,000 Freehold

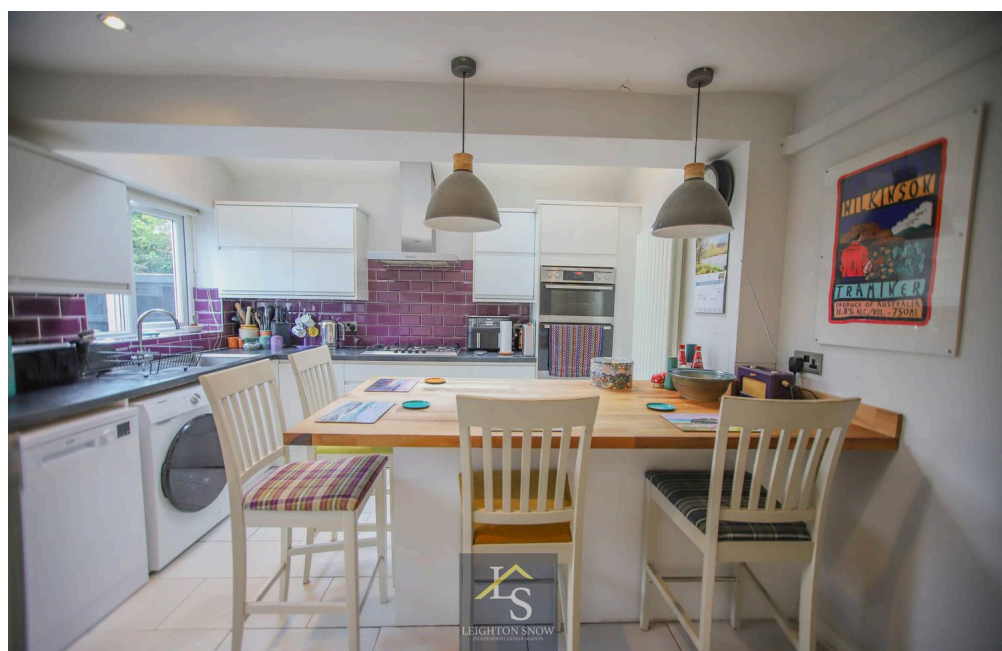
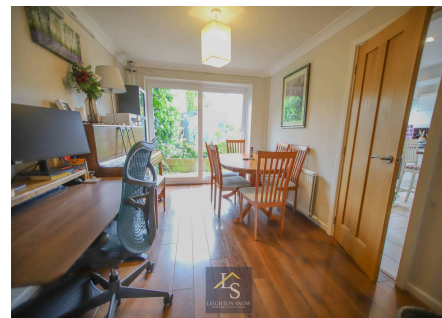
THREE BEDROOM SEMI-DETACHED • QUIET CUL-DE-SAC LOCATION • CATCHMENT FOR HURSTHEAD INFANT AND JUNIOR SCHOOL • CATCHMENT FOR THE SOUGHT-AFTER CHEADLE HULME HIGH SCHOOL • MODERN BATHROOM AND KITCHEN • POSITIONED 1.5 MILES FROM BOTH CHEADLE HULME AND BRAMHALL VILLAGES



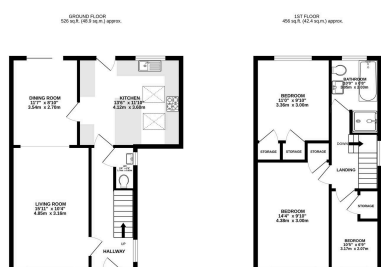
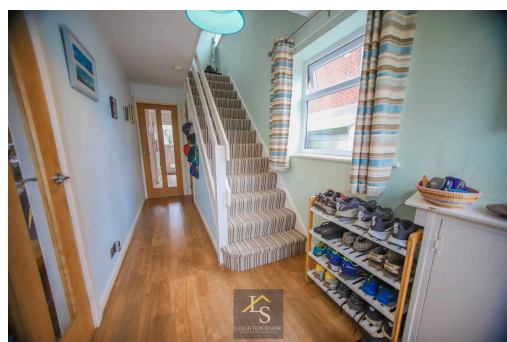
Welcome to this lovely three bedroom semi-detached home, perfectly positioned on a quiet cul-de-sac and ideal for young families or anyone looking for a peaceful spot with great local amenities.

Council Tax band: D

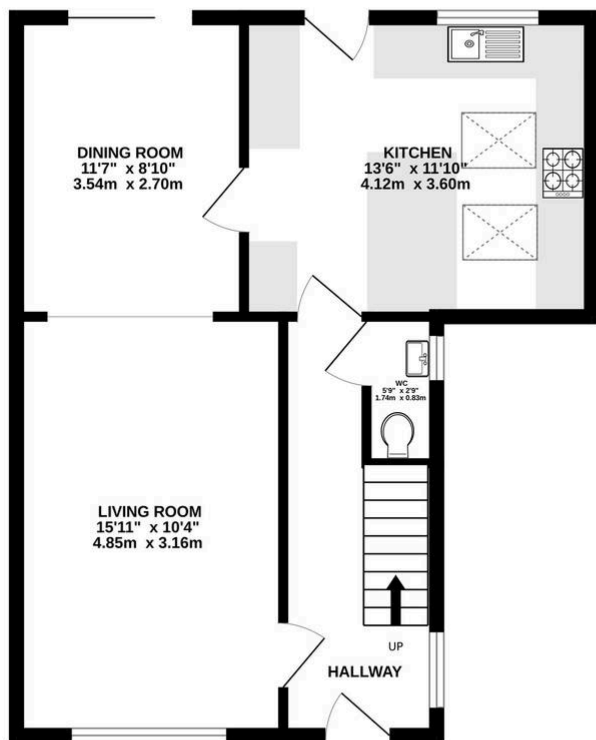
Tenure: Freehold



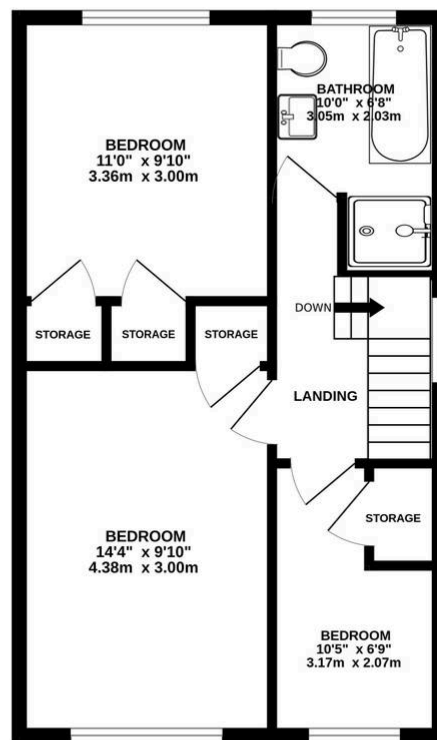
- THREE BEDROOM SEMI-DETACHED
- QUIET CUL-DE-SAC LOCATION
- CATCHMENT FOR HURSTHEAD INFANT AND JUNIOR SCHOOL
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GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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.
Made with Metropix ©2026

Welcome to this lovely three bedroom semi-detached home, perfectly positioned on a quiet cul-de-sac and ideal for young families or anyone looking for a peaceful spot with great local amenities.

Inside, you'll find a modern kitchen that's perfect for cooking a culinary delight, alongside a sleek, contemporary bathroom designed for ultimate relaxation. The spacious lounge and dining area provide plenty of room for entertaining friends or simply unwinding after a long day. A ground floor WC adds convenience, whilst to the first floor each bedroom offers a comfortable space, with integrated cupboards in every room, providing excellent storage options.

This property is within catchment for both Hursthead Infant and Junior School, as well as the highly sought-after Cheadle Hulme High School, making it a fantastic choice for families keen on top local education. You're just 1.5 miles from the vibrant centres of Cheadle Hulme and Bramhall, so shops, cafes and restaurants are all within easy reach (perfect for weekend brunches or evening takeaways). Whether you're a first-time buyer or someone looking to downsize or even a buy to let investor, this home has a welcoming feel and a practical layout that's ready for you to move straight in and make it your own. Book your viewing today and see for yourself.

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.



