

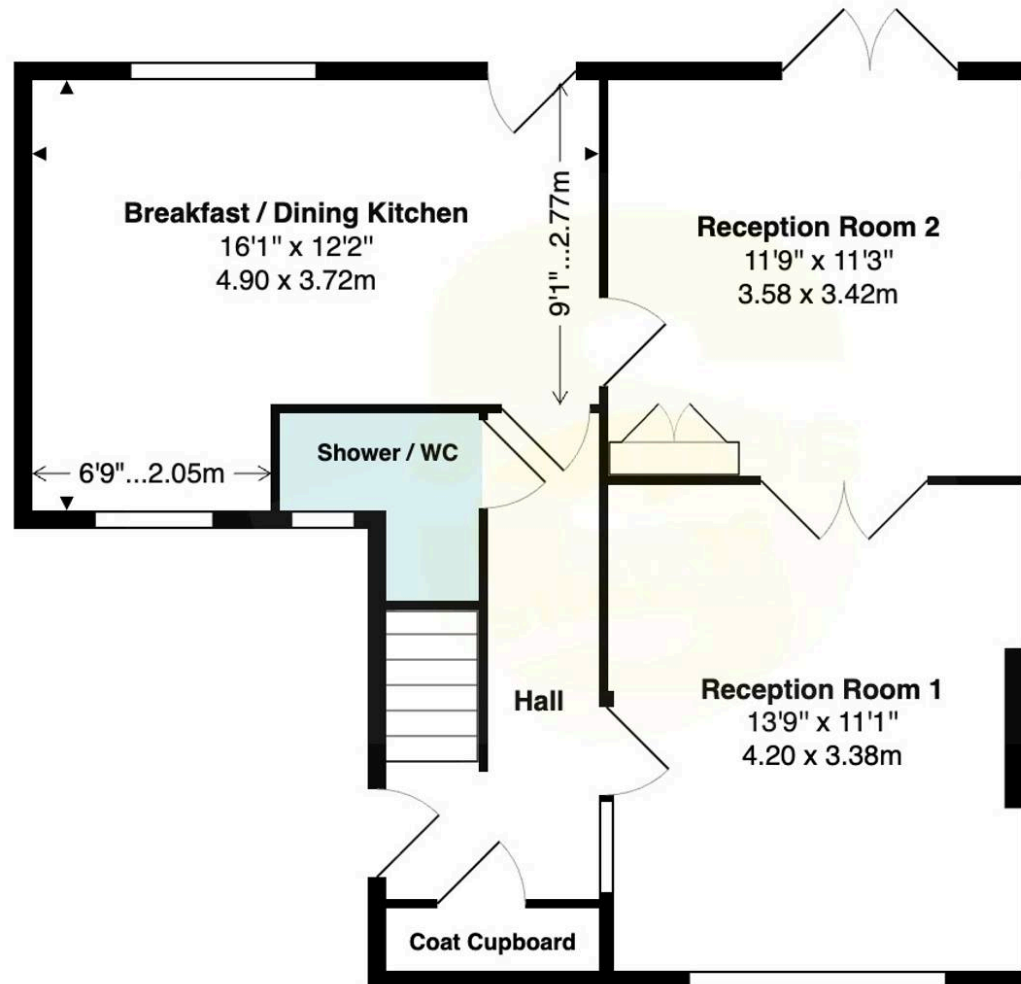


SNAPES
SALES & LETTINGS AGENTS

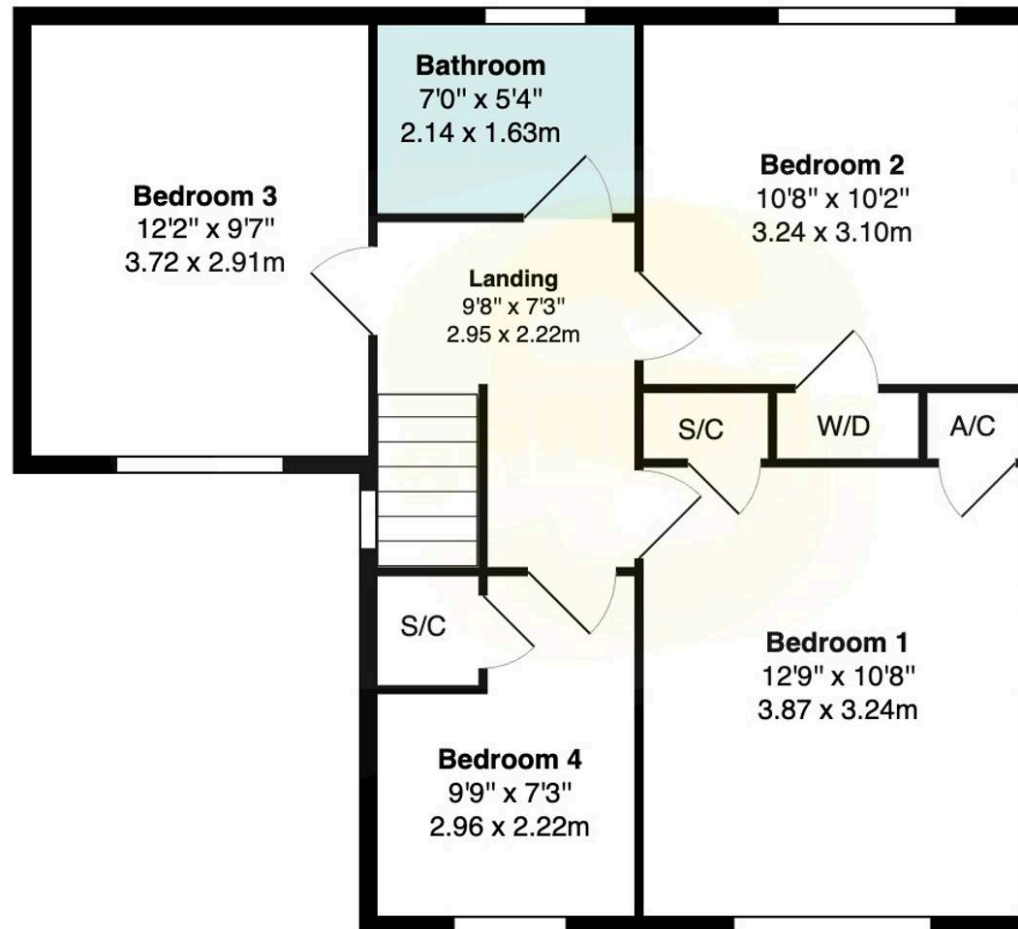
14 Tintern Road, Cheadle Hulme – SK8 7QF
Asking Price £539,000



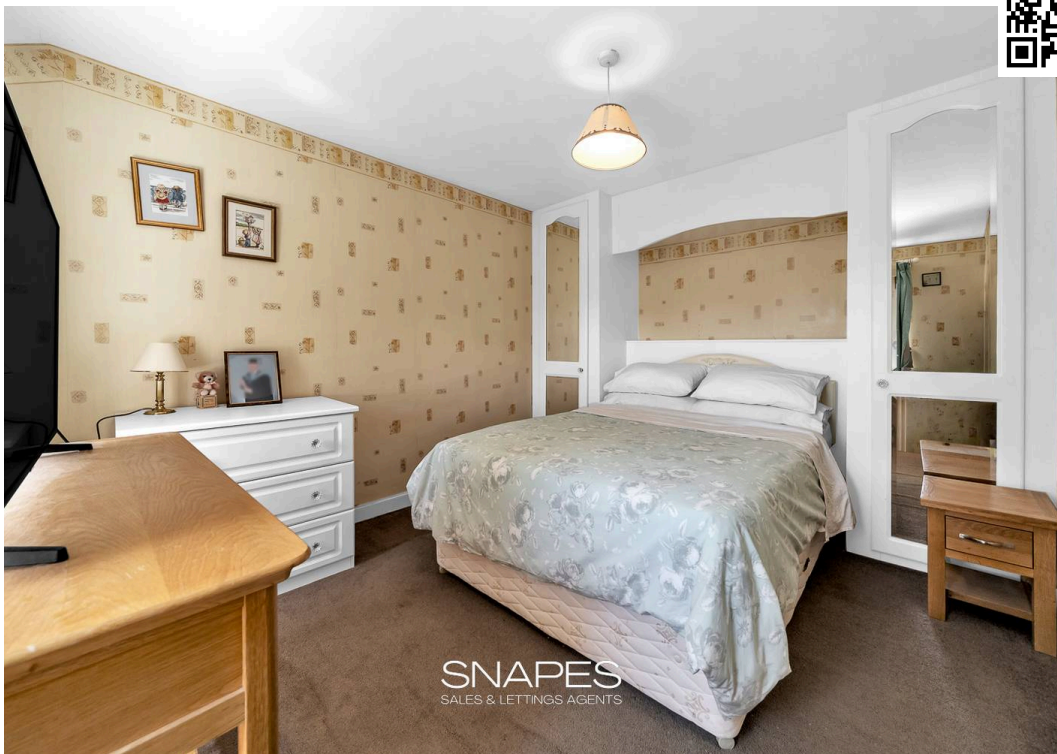
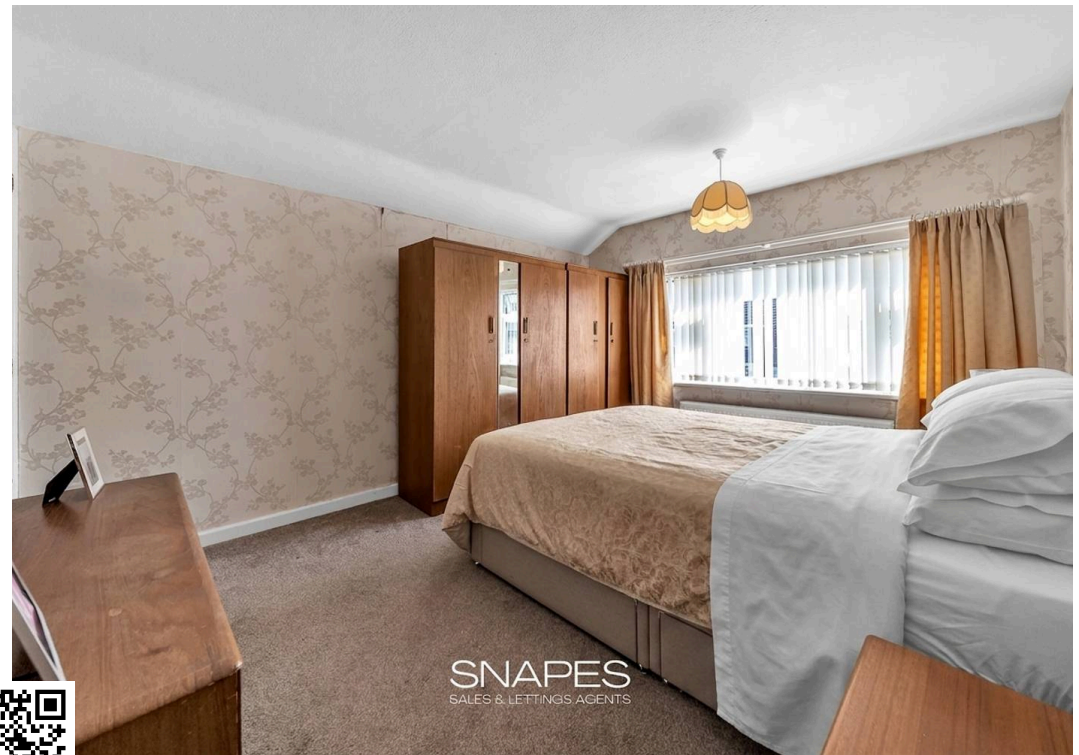
Ground Floor
Approximate Area: 576 ft² ... 53.5 m²

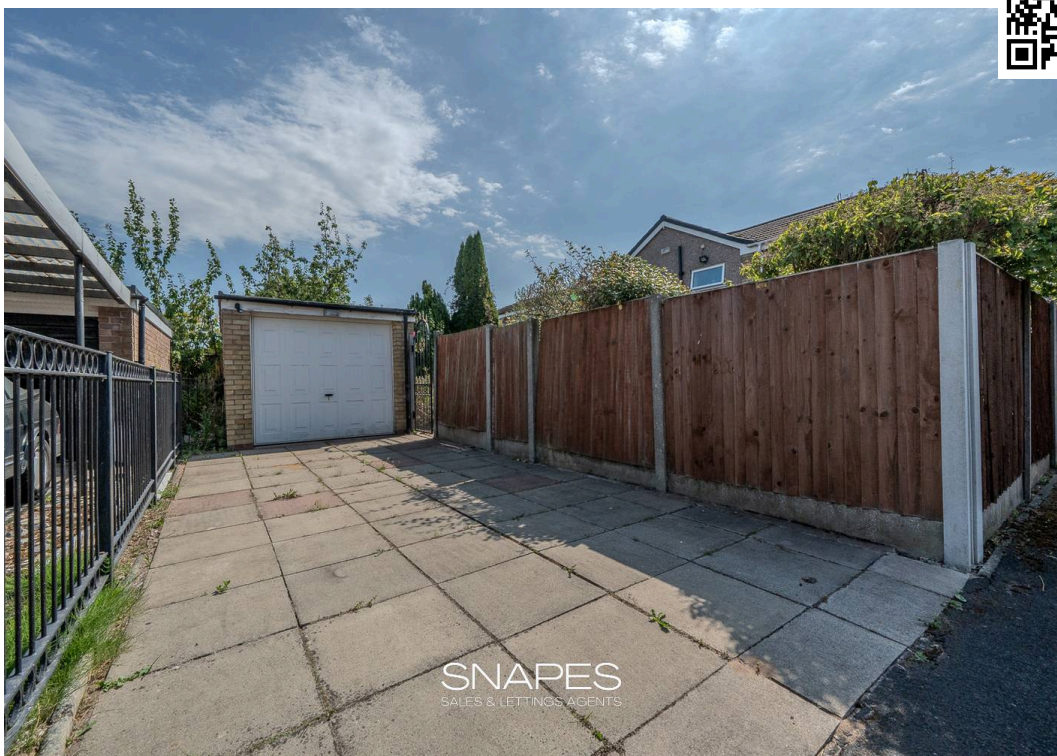


First Floor
Approximate Area: 576 ft² ... 53.5 m²









For a buyer looking to purchase a home which offers outside and indoor space PLUS the potential to “make it their own” then look no further because this property is brilliant if you want to create your own perfect detached home on a corner plot in the popular Hursthead Development also known as the Yew Tree Park Road development.

With Hursthead Junior School just 0.2 miles away and as one of our images shows, the ever popular Cheadle Hulme High School just under 1 mile away (0.80) the location is superb for the buyer looking to benefit from the well reputed education facilities in the immediate neighbourhood.

Then you have the property’s actual plot – which is a great size offering gardens to the front and rear, with the front mainly lawn and the rear a combination of lawn, patio and well stocked borders in part. In addition to the garden space, you will notice there is a driveway to the front / side just near the front door and a further tandem length driveway leading to the 17’7” x 9’1” detached brick built garage. The garage whilst excellent for storage as well as parking for a suitably size car lends itself to the potential of conversion. The side elevation of the garage facing into the garden makes it ideal (subject to the usual permissions and safety checks) for adding double doors, or even bi-fold doors and creating a at-home office, gym or hobby room perhaps.

You first enter the home via the front door and step into the entrance hallway which has access to a cloaks cupboard, downstairs shower room, with walk in shower cubicle, wash hand basin and low level – plus access to the first floor, kitchen and the main lounge (Floor Plan: Reception Room 1).

The main lounge (See photos) is a spacious room positioned to the front of the accommodation and has a feature fireplace to one wall plus window looking out over the front lawn. From the lounge you can then access the dining room (Floor Plan: Reception Room 2) which has double patio doors leading out to the rear garden and has access into the kitchen. The kitchen (See photos) is an excellent size with an L-shape design due to the extended space. Fitted with an extensive range of units, and offering space to dine due to the fitted breakfast / dining table area. There is a window to the front aspect, overlooking the front driveway space and a further window look out into the rear garden.

Upstairs there are 4 bedrooms in total all accessed via the landing space which has a window to the side aspect. – The bedroom count comprises; 3 double bedrooms and a good size single bedrooms. All of the bedrooms have some form of fitted or built in storage facilities and all are served well by the family bathroom which has a modern suite comprising; panel front bath with shower over, wash hand basin, and toilet (WC).

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. Tenure: Freehold

2. Material Information: Please read below

DISCLAIMER

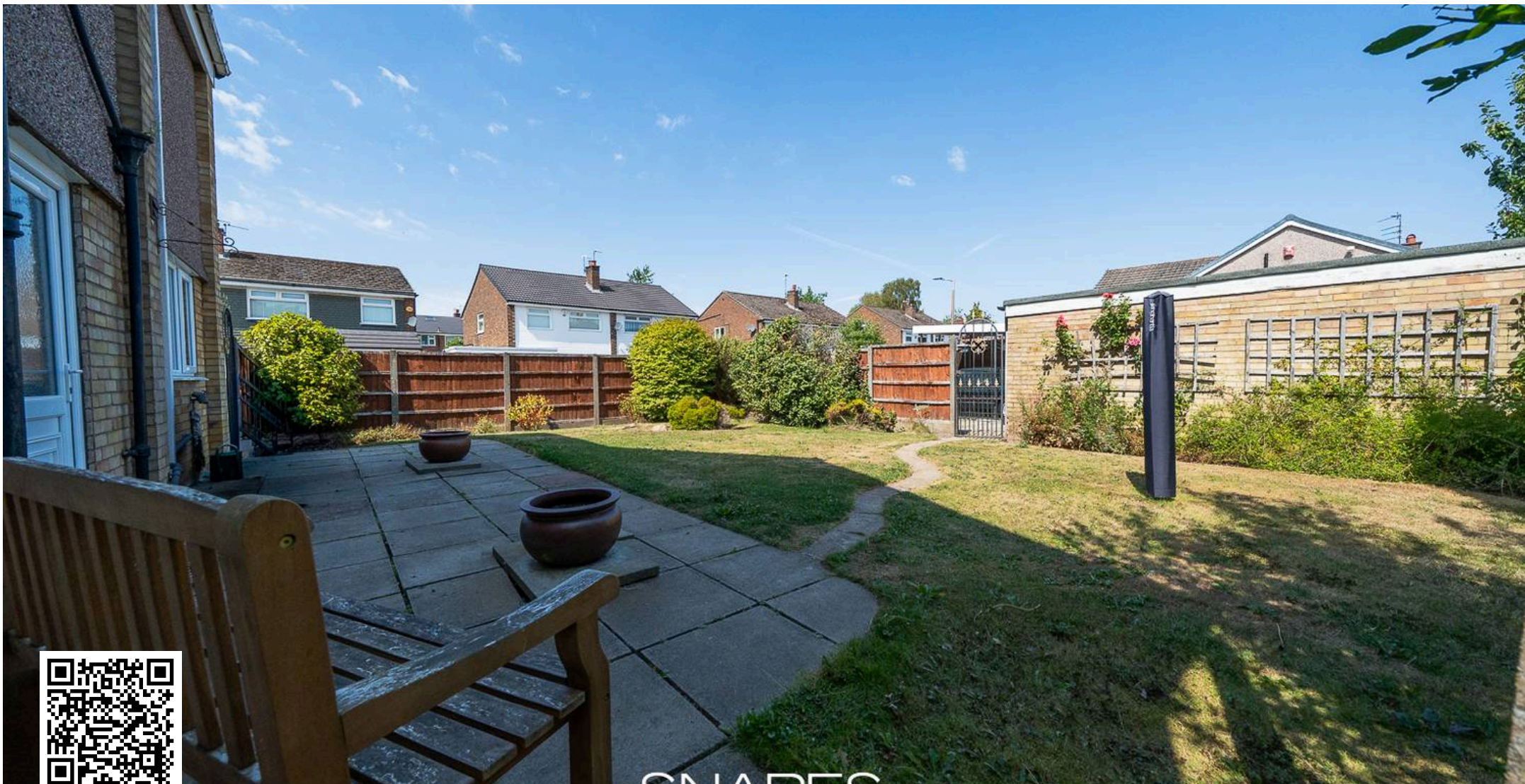
We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. Where we have shown images of the plot using a drone, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

*Important / Material Information: When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "Material Information" or "Important Information", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

