



9 Lawnhurst Close  
Cheadle Hulme SK8 6RH  
O.I.R.O £450,000



MAINANDMAIN.CO.UK



# 9 Lawnhurst Close Cheadle Hulme SK8 6RH

O.I.R.O £450,000

Offered for sale with no onward chain this attractive end townhouse stands on Lawnhurst Close, forming part of a particularly sought-after modern Jones Homes development in Cheadle Hulme.

An entrance hallway leads on to a well-proportioned open-plan dining kitchen, then on to a large conservatory. There is a downstairs WC and internal access to the integral garage, which may suit conversion into additional accommodation, if desired (subject to gaining the necessary consents).

To the first floor is a spacious living room, which spans the entire width of the house, with two windows overlooking the playing area/field opposite. The principal bedroom is located to the rear of the house, with an en-suite shower room/WC.

On the second floor, a landing leads to two further double bedrooms, a single bedroom or study and a family bathroom which is fitted with a white suite, with shower over the bath.

The house stands behind a driveway which provides off road parking space, with a garden area alongside. To the rear is a lawned garden with decorative borders.

These homes are ever-popular as they offer versatile living space which suits a wide range of purchasers. An early internal viewing is advised in order to avoid disappointment.

- Four Bedrooms
- Two Bathrooms
- Conservatory
- Dining Kitchen
- Downstairs WC
- Gardens
- Integral Garage
- Driveway
- No Onward Chain

Entrance Hallway  
17'0 max x 7'6 max

Downstairs WC

Dining Kitchen  
10'11 x 16'7

Conservatory  
11'4 x 14'7

First Floor Landing

Living Room  
14'6 red to 8'11 x 16'8 red to 10'3

Bedroom One  
13'10 x 11'6

En-Suite Shower Room/WC  
8'7 x 4'9

Second Floor Landing

Bedroom Two  
13'11 x 10'3 red to 9'3

Bedroom Three  
14'4 max x 10'3 max

Bedroom Four/Study  
10'9 max x 7'1 max  
(L-shaped)

Family Bathroom  
8'4 x 6'1

Integral Garage  
17'9 x 8'9

Externally  
Garden and driveway area to the front.  
Enclosed garden to the rear laid to lawn with decorative borders.

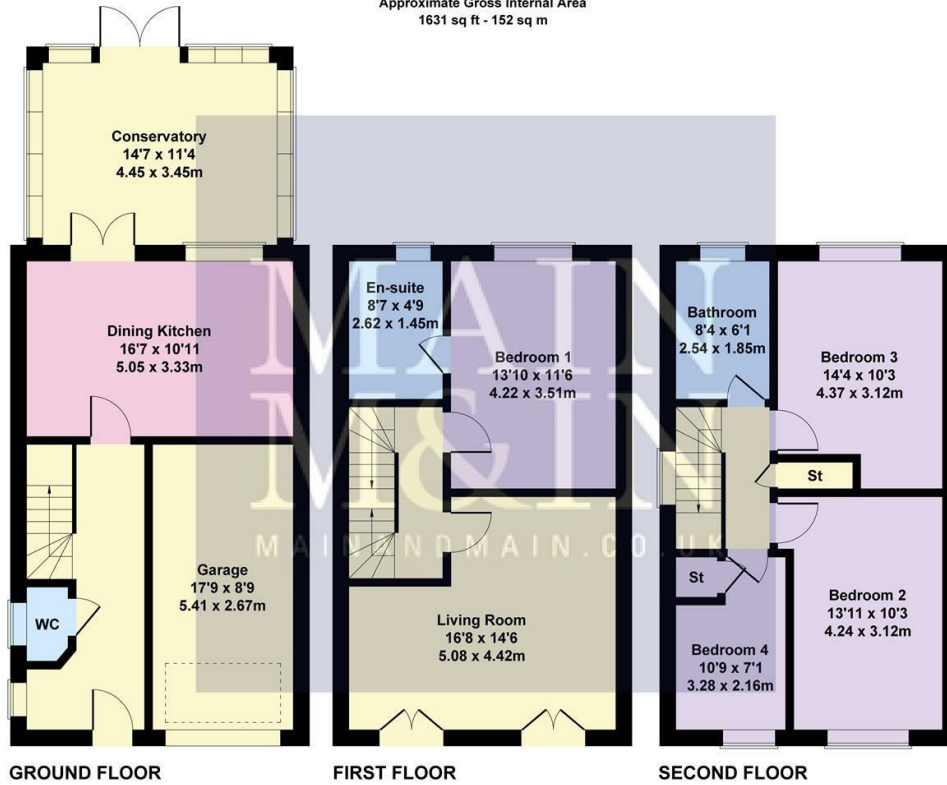
Leasehold Information  
977 years remain of a 999 year lease which commenced on 01/01/2004,  
ending on 01/01/3003.  
Ground Rent: £TBC PA



Tenure: Leasehold  
Council Tax: Stockport E



**Lawnhurst Close**  
 Approximate Gross Internal Area  
 1631 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2025  
 For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Company Registration No. 5615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

mainandmain.co.uk

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
Target	Target	Target	Target
79	87		

