



**GASCOIGNE
HALMAN**

Alderley Lodge, Hazel Road, Cheadle Hulme
Offers Over £250,000

THE AREA'S LEADING ESTATE AGENCY



This spectacular development is positioned in highly desirable residential cul-de-sac setting within walking distance of all the amenities of Cheadle Hulme village. Positioned on convenient bus routes and within minutes stroll of Cheadle Hulme train station as well as outstanding local primary & secondary schools, this location could not be any more perfect for discerning buyers. The property is immaculately maintained and offers a contemporary decor throughout and for additional peace of mind and convenience there is no onward chain.

Property details

- No Onward Chain
- Within Walking Distance Of Cheadle Hulme Train Station
- Close To Bramall Park Golf Club
- Secure Electric Gated Parking With Two Allocated Spaces
- First Floor Two Double Bedroom & Two Bathroom Apartment
- Highly Convenient Cul-de-sac Location Close to Ample Amenities, Restaurants & Bars



About this property

Alderley Lodge is a beautiful attractive development positioned in the heart of Cheadle Hulme village. The building itself reveals a unique architectural design. You enter the communal hallway via a secure telephone intercom system and this spectacular apartment is positioned on the first floor. Internally a hallway incorporates a large storage cupboard which is particularly useful. There are two well proportioned double bedrooms, the master benefiting from a modern ensuite shower room. The main family bathroom is positioned off the hallway and easily accessible for friends and family. The large open plan living kitchen dining room is the pièce de résistance and is both perfect for relaxing and entertaining. The kitchen is well equipped with a practical range of appliances with ample space for dining table and chairs, whilst the living room provides comfort and style with a sociable layout to entertain. The property includes a combi boiler with gas central heating and provides modern day comforts for any buyer. There is secure gated parking with two allocated parking spaces. This form of parking will offer buyers excellent peace of mind and similarly there is no ground rent payable as the residents all own a share of the freehold and this ensures the running costs are kept to a minimum. NO CHAIN





DIRECTIONS

SK8 7FX

COUNCIL TAX BAND

C

TENURE

Leasehold – 999 Years from 1st Oct 2024. The residents own a share of the 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	72 C	80 C
55-68	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 the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

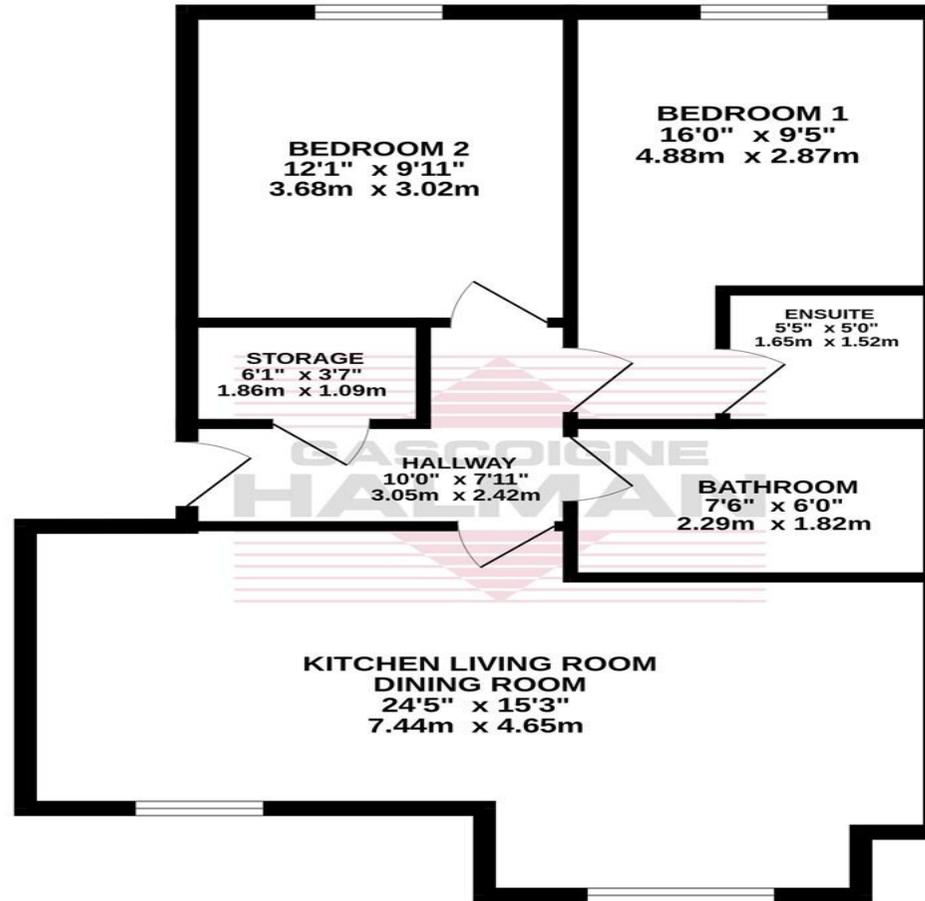
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

FIRST FLOOR
679 sq.ft. (63.1 sq.m.) approx.





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