



## 37 Malmesbury Road, Cheadle Hulme

£415,000 Freehold

SOUTH-FACING GARDEN • CATCHMENT FOR CHEADLE HULME HIGH SCHOOL AND HURSTHEAD PRIMARY SCHOOLS • THREE BEDROOMS • NEW ROOF IN 2019 • OPEN-PLAN LIVING/DINING ROOM PLUS ADDITIONAL SITTING ROOM • CONSERVATORY



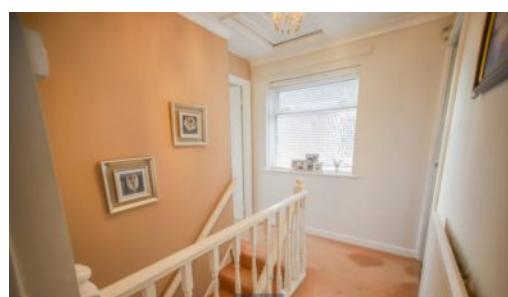
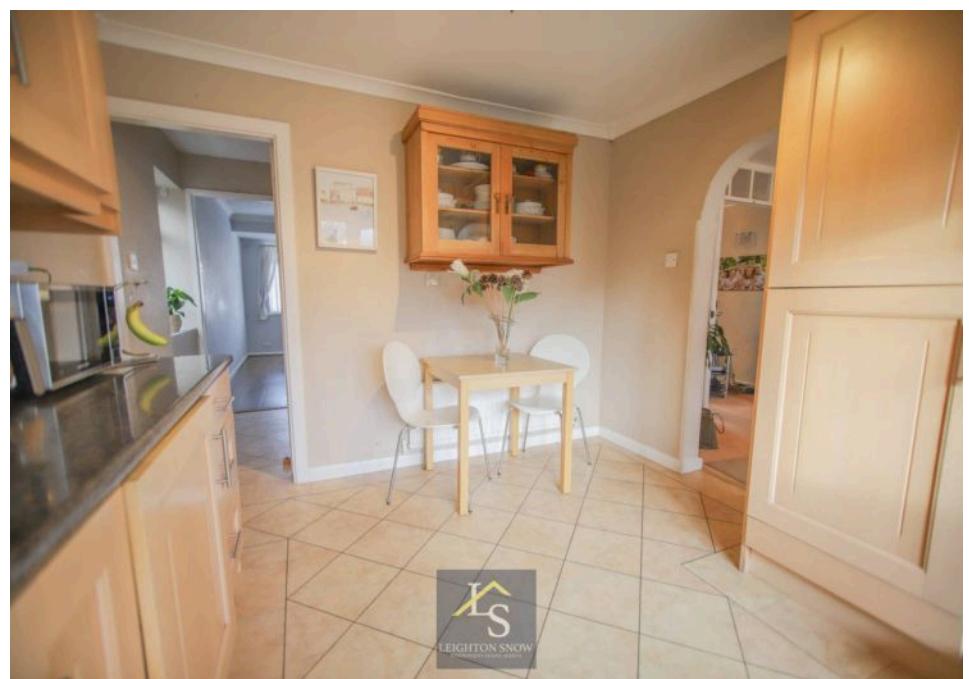
A beautifully presented three bedroom semi-detached home sitting in a prime position on the ever-popular 'Hursthead Estate' in Cheadle Hulme. Boasting a lovely south-facing garden, this home has been loved and maintained by its current owner of over 50 years. Ideal for a variety of different buyer from those looking to downsize to first time buyers and young families to buy to let investors.

Council Tax band: D

Tenure: Freehold

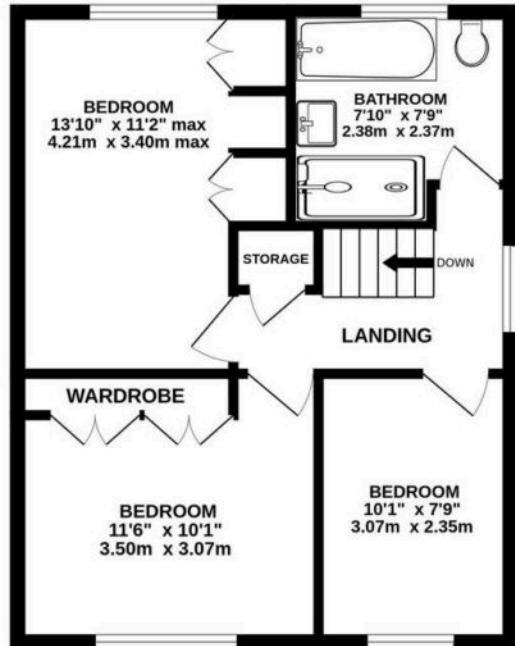
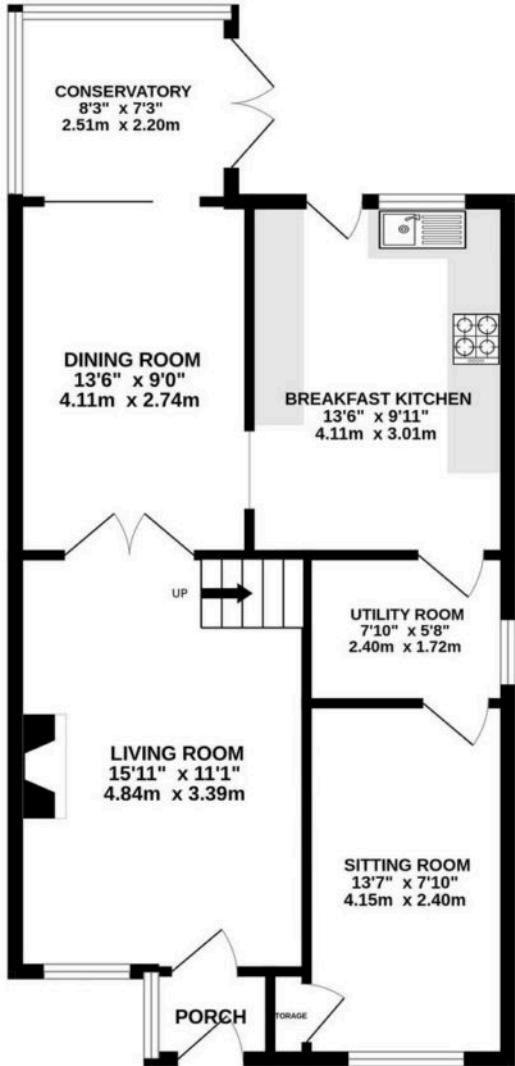


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GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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**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.

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Positioned behind a generous driveway there is parking for two cars on the block-paved driveway. A wooden gate provides secure access down the side of the property providing easy external access to the garden. The garden itself benefits from a southerly-facing aspect and is a charming lawned garden enclosed by wooden fencing with two paved patios and the benefit of a wooden shed. Internally the property is well-presented throughout offering neutral décor and modern fittings. An entrance porch leads in to a living room which in turn opens into a dining room via double glass doors, making it a lovely open-plan space that can still be closed off to allow for two separate reception rooms. A conservatory sits off the dining room providing an additional space to sit and relax and enjoy the views over the garden. An archway to the right of the dining room leads into the breakfast kitchen, this is a bright space with plenty of storage and space for a breakfast table and chairs. A utility room sits off the kitchen and leads into a further reception room which offers super versatility as a play room or home office, or even a fourth bedroom. To the first floor there are three well-proportioned bedrooms comprising of a generous single and two double bedrooms both with fitted wardrobes. The family bathroom completes the accommodation and is a modern four piece suite comprising bath, walk-in shower, WC and wash hand basin.



