



RESIDENTIAL SALES & LETTING AGENTS

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# Colwyn Road, Cheadle Hulme, SK8 6BX

Asking Price £300,000

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Situated on a generous corner plot in a quiet location, this detached bungalow represents a rare opportunity for downsizers seeking space, flexibility and the chance to create a home perfectly suited to their next chapter.

The property has already benefited from a partial programme of refurbishment, including a brand new fitted kitchen and a modern shower room, providing a strong starting point for anyone happy to enhance and personalise further. The layout is practical and adaptable, with a large living space, two ground floor bedrooms and a conservatory overlooking the garden.

Upstairs, a dormer provides two additional versatile rooms and a WC. While this space does not currently meet modern building regulations, it offers clear potential for re-purposing – whether as occasional guest space, hobby rooms, home working areas or for reconfiguration subject to requirements.

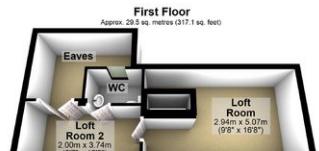
One of the standout features is the extensive wrap around garden, extending to the front, side and rear. This outdoor space offers enormous scope – from landscaping and outdoor living, to sensitively extending the existing bungalow if desired. There is also extensive off road parking, adding to the appeal.

The location is particularly popular for downsizers, combining accessibility with everyday ease. The property is well placed for Cheadle Hulme village, John Lewis, and Manchester Airport, along with excellent transport links.

For those interested, there is previously granted planning permission (DC/092884) relating to development potential; however, this is considered an ancillary benefit rather than the primary attraction of the home.

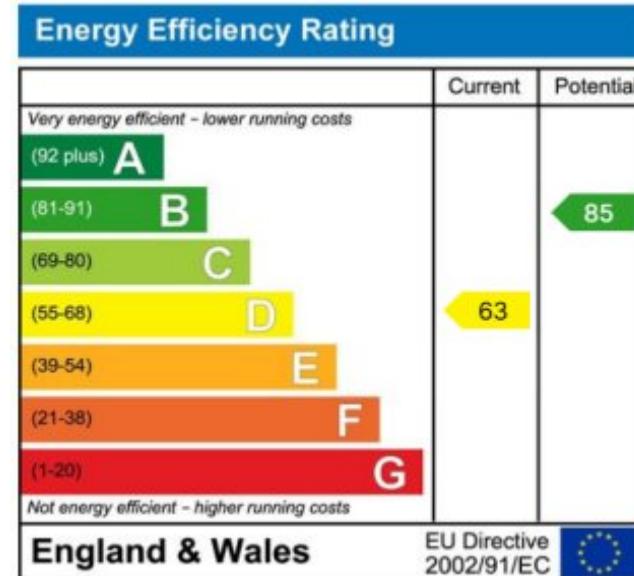
With gas central heating, double glazing and a layout that lends itself to long term living, this is a bungalow with genuine lifestyle appeal, offering comfort today and potential for tomorrow.





Total area: approx. 111.1 sq. metres (1195.9 sq. feet)

- Deceptive detached bungalow on a generous corner plot
- Ideal for downsizers seeking space and flexibility
- Recently refitted kitchen and modern shower room
- Large living space plus conservatory
- Two ground floor bedrooms
- Dormer with two versatile rooms and WC (not current building regs)
- Extensive wrap around gardens offering huge potential
- Ample off road parking
- Convenient location close to Cheadle Hulme village
- Planning permission exists (DC/092884) as a secondary opportunity



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