



23 Ravenoak Park Road, Cheadle Hulme

£575,000 Freehold

BEAUTIFULLY PRESENTED THROUGHOUT • WEST-FACING GARDEN • QUIET CUL-DE-SAC • CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • THREE DOUBLE BEDROOMS • CONTEMPORARY OPEN-PLAN DINING KITCHEN



A beautiful three double bedroom semi-detached home sitting on a quiet cul-de-sac in the catchment for the sought-after Cheadle Hulme High School. Boasting wonderful character and charm this marvellous family home benefits from a west-facing garden, three double bedrooms, a ground floor WC and an impressive open-plan dining kitchen. With parking to the front, this home offers all the needs of a growing family in a convenient location close to Cheadle Hulme village and train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

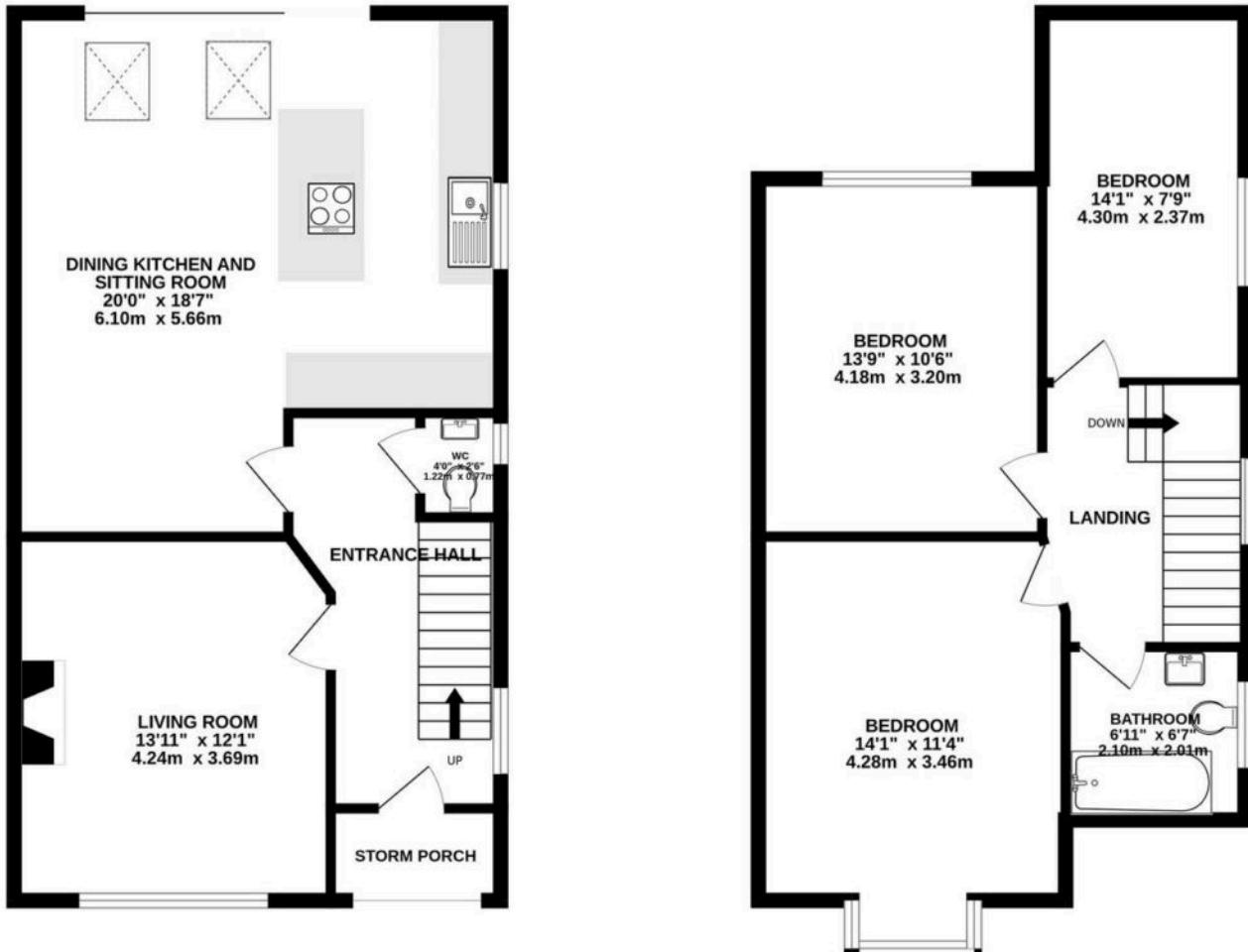


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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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Sitting behind a long driveway with mature hedging offering a private screening from the road, this lovely home welcomes you in through a charming covered porch. The porch leads in to the entrance hallway with turning staircase leading to the first floor. A light and spacious living room sits to the left of the hallway with a large window overlooking the front garden, and a log-burning fireplace offering a warm and cosy focal point. The open-plan kitchen sits at the foot of the hallway and spans the width of the house. There is space for a large dining table and chairs as well as a sitting area overlooking the garden. The kitchen itself boasts sleek high-gloss handle-less cupboards and drawers with a large central island unit offering a superb entertaining space with seating. Integrated appliances include fridge/freezer, washing machine, dishwasher, double oven and a hob. Two skylights and large sliding doors allow in plenty of natural light and allow easy access out to the rear garden. The ground floor is completed by a contemporary WC off the hallway. The first floor boasts three double bedrooms and a modern bathroom comprising bath with shower over, WC and wash hand basin.

Externally the rear garden is a lovely and private space primarily laid to lawn with a generous patio area running across the back of the house. Enclosed by wooden fencing, there is a large shed positioned at the foot of the garden offering handy storage. Access can be found down the side of the property via a wooden gate. There is a large driveway at the front providing off-road parking alongside a charming front lawn with mature trees and hedging offering a lovely kerb-appeal.

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.



