



14 Hurley Drive, Cheadle Hulme

£365,000 Freehold

Three Bedroom Mid-Mews Home • Stunning Open-Plan Dining Kitchen • Beautifully Appointed Throughout • Easy to Maintain Garden • Large Four-Piece Suite Family Bathroom • Each Bedroom Boasting Fitted Wardrobes •

TENURE - FREEHOLD • CTB - C / EPC RATING C



An immaculately presented three bedroom mid-mews home on a quiet cul-de-sac in CHEADLE HULME. Offering spacious accommodation with a beautiful OPEN-PLAN DINING KITCHEN, spacious living room, downstairs WC, three well-proportioned bedrooms and a spacious four piece bathroom suite

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

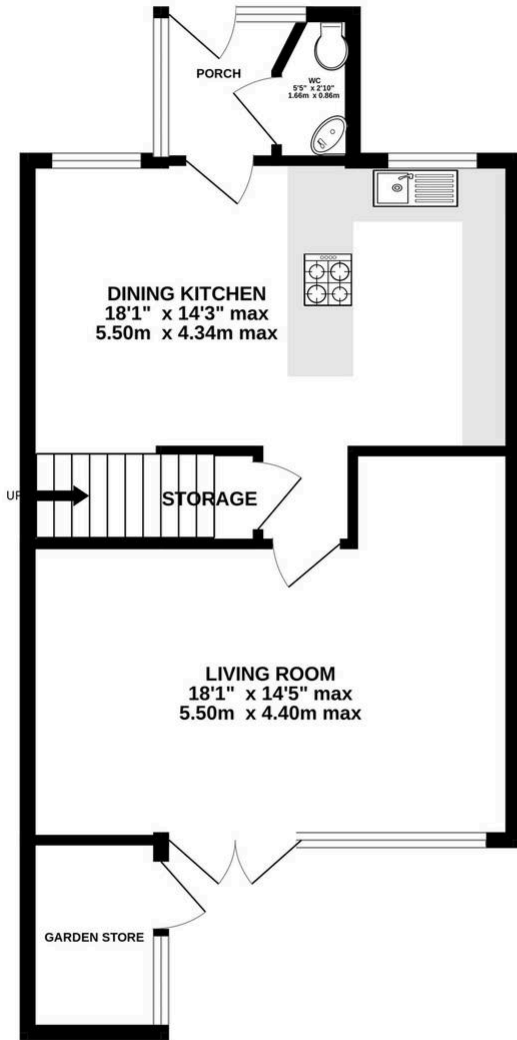
EPC Environmental Impact Rating: C



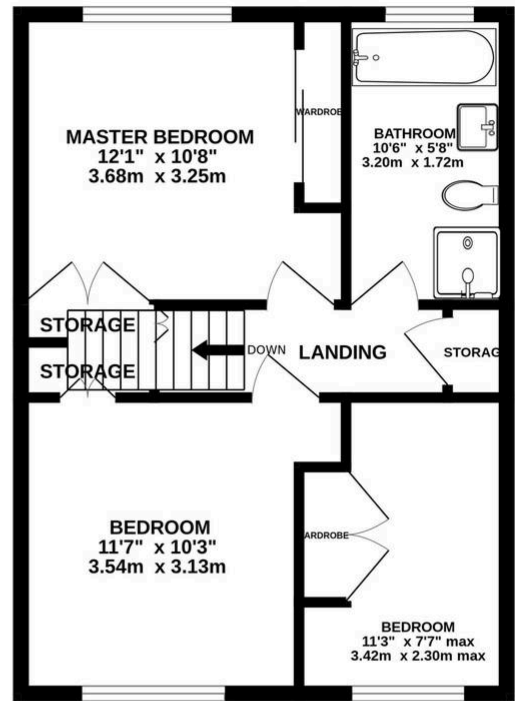
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GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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A large entrance porch provides a warm welcome into this wonderful home, and in turn leads into the beautiful open-plan dining kitchen that spans the width of the house. With contemporary white high-gloss handle-less cupboards and drawers sitting under granite worktops, and integrated appliances to include NEFF double oven and dishwasher as well as space for a freestanding fridge/freezer and space and plumbing for a concealed washing machine. There is ample room for a large table and chairs and two large windows flood the room with natural light. The living room sits off the kitchen and at the rear of the property, boasting a large window and doors accessing the rear garden. There is a wall-mounted living flame-effect electric fireplace providing warmth and a lovely feature to the room. The ground floor is completed by a large understairs storage cupboard and a WC.

To the first floor there are three well-proportioned bedrooms, all boasting integrated wardrobes. Two of the bedrooms are doubles whilst the third is a generous single. The bathroom is a larger-than-average space with a four piece suite including bath, shower, wash hand basin and WC, complimented by underfloor heating.

Externally the rear garden is an easy to maintain space being mainly laid to lawn and enclosed by wooden fencing. A large storage unit sits attached to the house providing a handy space for tools and bikes, further benefitting from electrics.

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.



