



SALES &
LETTINGS
AGENTS

SINCE 1991

ASKING PRICE

£400,000



FOR SALE

108 Gillbent Road

Cheadle Hulme, Cheshire, SK8 6NG

3

BEDROOMS

2

RECEPTIONS

1

SHOWER ROOM

989

SQ FT

FH

FREEHOLD



EXTENDED THREE BEDROOM SEMI-DETACHED | TWO RECEPTION ROOMS | FREEHOLD

A beautifully presented family home

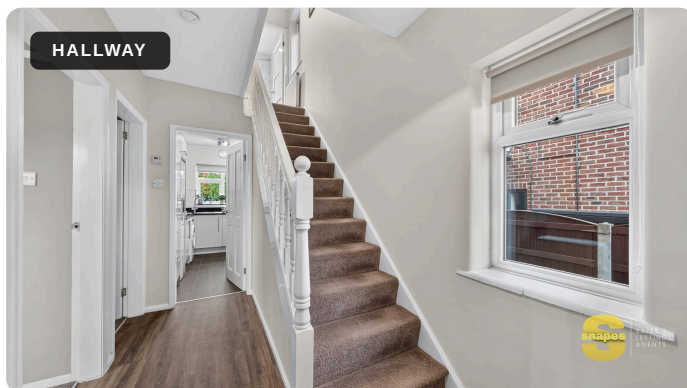
Snapes are pleased to bring to the market this beautifully presented and extended three bedroom semi-detached family home, occupying a generous plot on the ever-popular Gillbent Road. Freehold and finished to a high standard throughout with a modern kitchen, contemporary shower room and two separate reception rooms, the property is ready to move straight into and sits within easy reach of Cheadle Hulme village, well-regarded local schools and excellent transport links.



Ground floor

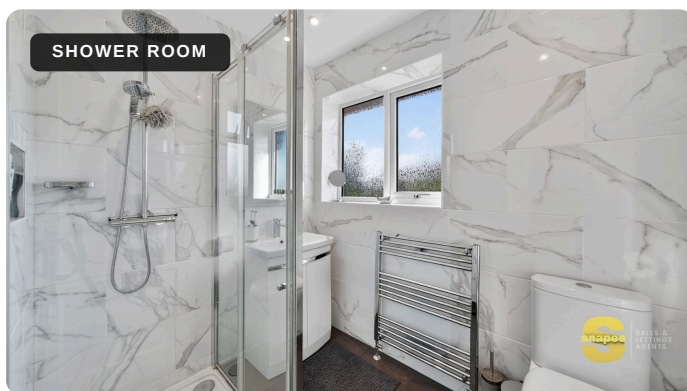
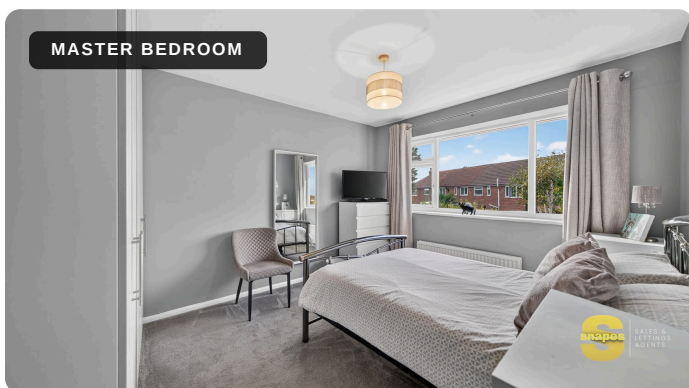
An entrance porch opens into a welcoming hallway with attractive wood-effect flooring, a turned staircase rising to the first floor and a useful pantry cupboard tucked beneath. To the front, the **living room** is a cosy and stylish space with a wide window overlooking the front garden, picture rail detailing and a feature fireplace housing a gas fire as its focal point. To the rear, the **dining room** is a bright and sociable second reception, with French doors and flanking windows opening directly onto the patio and garden beyond, making it ideal for entertaining or family life.

The **kitchen** is fitted with a range of white high-gloss wall and base units with contrasting black worktops, an integrated oven, hob and extractor, space for appliances and a window to the rear. A door leads out to the side porch, which in turn gives access to two separate store rooms and the garden.



First floor

The landing serves three bedrooms and the shower room. The **master bedroom** is a generous double positioned to the rear, with fitted wardrobes and a wide window enjoying a pleasant outlook over the garden. **Bedroom two** is a second comfortable double to the front, flooded with natural light from its wide window. **Bedroom three**, also to the front, is a well-proportioned single currently used as a child's room. The **shower room** has been finished in a contemporary style with marble-effect tiling floor to ceiling, a walk-in shower enclosure with rainfall head, a vanity wash basin, WC and a chrome heated towel rail.



Externally

To the front, a block-paved driveway provides off-road parking for several vehicles, bordered by a gravelled garden with mature shrubs and a neatly clipped hedge for privacy. A pathway leads down the side of the property to the stores and rear garden.

To the rear, the garden has been thoughtfully landscaped for low maintenance, with an Indian stone patio immediately outside the French doors, a central gravelled area edged with raised stone-walled beds, and an attractive mix of mature trees and colourful shrubs providing year-round interest. The garden is fully enclosed by timber fencing and hedging, making it safe for children and pets.



The plot from above



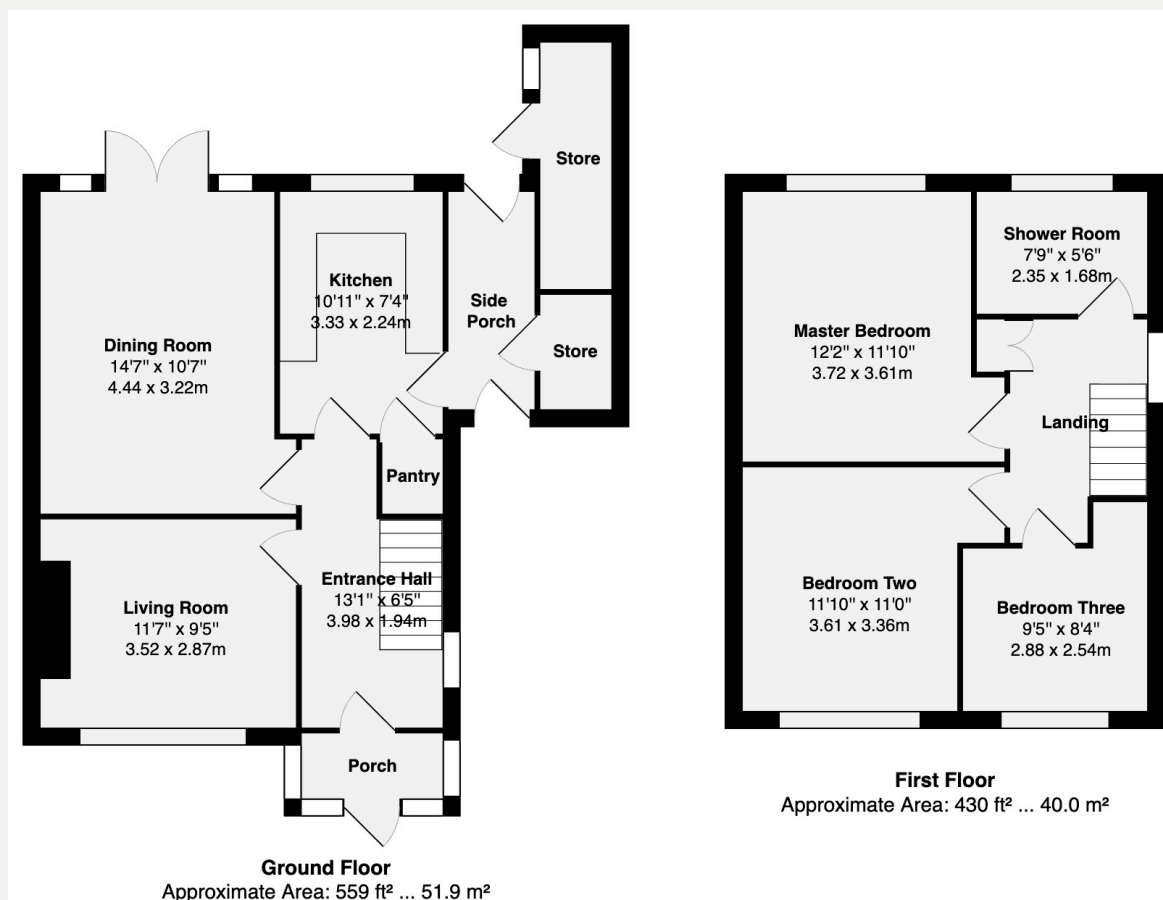
Location

Cheadle Hulme is one of South Manchester's most sought-after suburbs, offering a thriving village centre with a strong mix of independent shops, cafés, bars and restaurants alongside Waitrose and Sainsbury's supermarkets. The area is well known for its excellent schooling, with highly regarded primary schools, the outstanding-rated Cheadle Hulme High School and the independent Cheadle Hulme School all close by. For commuters, Cheadle Hulme railway station provides regular direct services to Manchester Piccadilly, Stockport and Crewe, while the A34, A555 Airport Relief Road, M56 and M60 are all within easy reach, with Manchester Airport around a 15-minute drive. Green space is plentiful, with Bruntwood Park, Bramhall Park and Abney Hall Park all nearby, and Gillbent Road itself is a short walk from the village centre and station.

KEY FEATURES

- Extended three bedroom semi-detached family home
- Freehold
- Two reception rooms, living room with feature fireplace
- Dining room with French doors to the garden
- Modern white gloss kitchen with integrated oven and hob
- Contemporary fully tiled shower room
- Three well-proportioned bedrooms, two generous doubles
- Landscaped low-maintenance rear garden with Indian stone patio
- Block-paved driveway for several vehicles
- Side porch with two store rooms and pantry off the hall

Floorplan



Approximate Total Area: 989 ft² ... 91.9 m²

All measurements are approximate. The floorplan may not include chimney breasts or support nibs and/or very small recess areas. If a total floor area is quoted, this will include ALL areas shown on the plan, inc garages. The area is calculated by the software and is approximate.

Arrange a viewing

Early viewing is highly recommended to appreciate the space, finish and position this home has to offer. Please contact Snapes to arrange an appointment.

CHEADLE HULME OFFICE

0161 485 2244

cheadlehulme@snapes.co.uk

BRAMHALL OFFICE

0161 440 8700

bramhall@snapes.co.uk

Property Particulars, Images & Material Information Disclaimer

Photographs and videos may have been digitally enhanced, decluttered or virtually staged to illustrate the space, layout and potential of the property. Such images are for illustrative purposes only; furnishings, décor, contents and certain visual elements may differ from those shown. Appliances and services, including heating, water, gas, electricity, plumbing, drainage, alarms, telecommunications and broadband, have not been tested by Snapes Estate Agents and no warranty is given as to their condition or working order. Purchasers should obtain their own independent verification. All measurements and floor areas are approximate, may represent maximum dimensions and have been calculated using floorplan software. They are for guidance only and must not be relied upon for valuation, mortgage, legal or purchasing purposes.

Material Information

When viewing online, please locate the link or tab labelled "Material Information" or similar, which contains information relevant to the property and its surroundings, including tenure, council tax, utilities, planning, flood risk and more. Third-party websites may remove, rename or display this information incorrectly; if it is not visible, or you are reading a printed copy, please contact our office and we will provide it directly. These particulars have been prepared in good faith from information supplied by the seller and from public and third-party sources believed to be reliable. They may be reproduced by third-party platforms over which we have no control, and we cannot accept responsibility for inaccuracies arising from such reproduction. Prospective purchasers should not rely solely on these particulars and should satisfy themselves through inspection, their own enquiries and professional advice. We strongly recommend consulting your solicitor and obtaining an independent survey before entering into any agreement to purchase.