



1 Selwyn Drive, Cheadle Hulme

£475,000 Leasehold

THREE DOUBLE BEDROOMS • POPULAR CHEADLE HULME LOCATION • WEST-FACING REAR GARDEN • INTEGRAL GARAGE
• NO ONWARD CHAIN



A fabulous three double bedroom detached bungalow sitting on a quiet road in a popular location on the Cheadle Hulme/Bramhall border. Offering well-appointed and spacious accommodation the property would benefit from some cosmetic updating to the kitchen and bathroom. Boasting a generous driveway and integral garage, this marvellous home is ready to move straight into and comes to the market with no onward chain.

Council Tax band: F

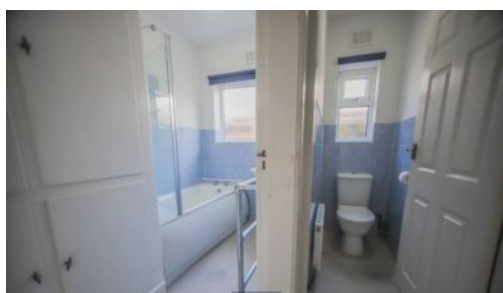
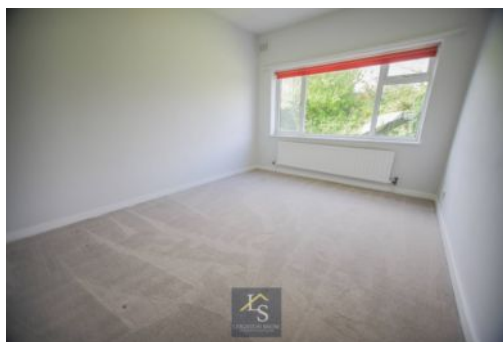
Tenure: Leasehold

EPC Energy Efficiency Rating: D

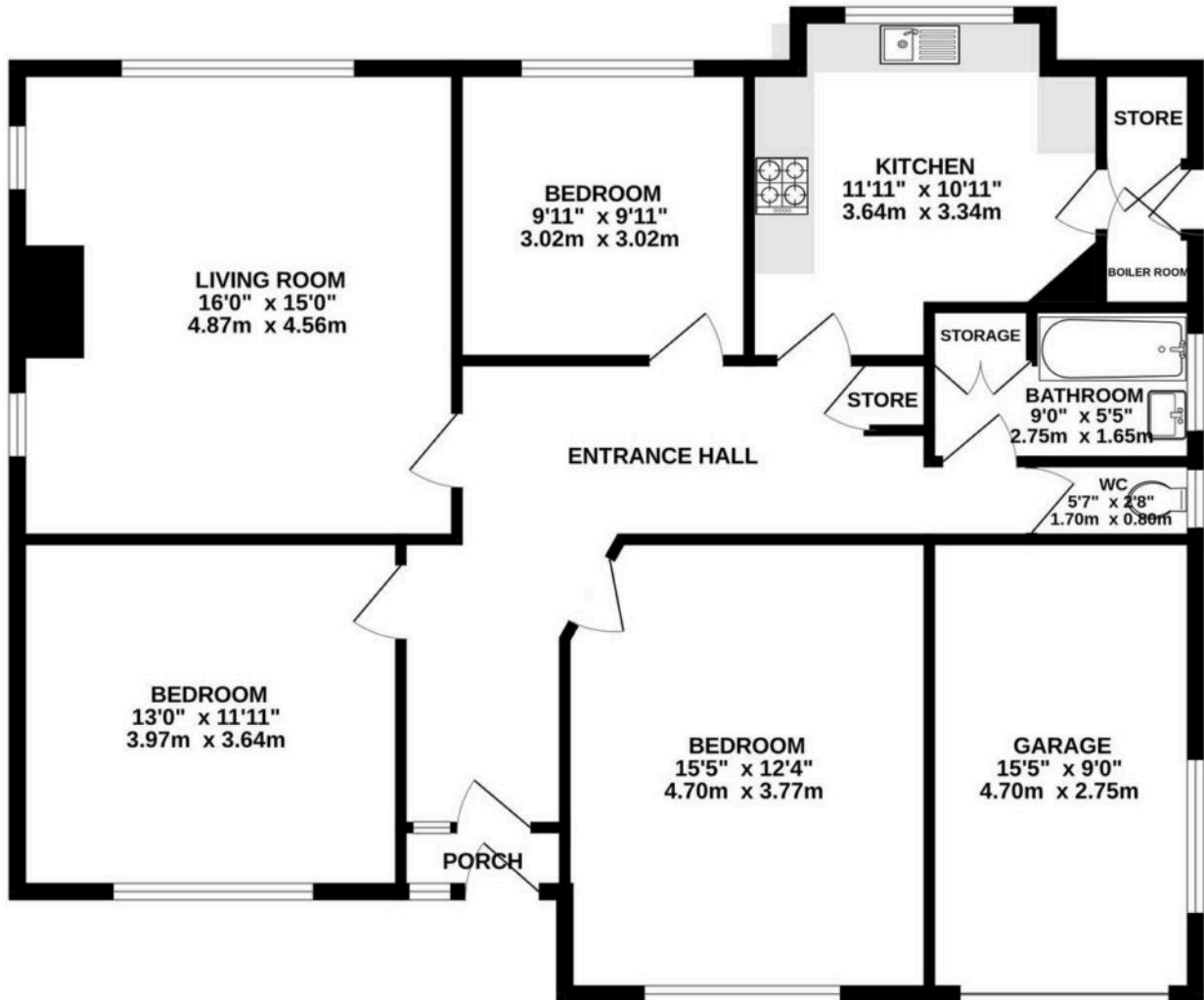
EPC Environmental Impact Rating: E



- › THREE DOUBLE BEDROOMS
- › POPULAR CHEADLE HULME LOCATION
- › WEST-FACING REAR GARDEN
- › INTEGRAL GARAGE
- › NO ONWARD CHAIN



GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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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The property sits behind a generous driveway and front lawn with access to the garden down the sides. A porch leads into the entrance hallway which provides a spacious welcome into the bungalow and provides access into all the rooms. The two larger bedrooms sit at the front to either side of the hallway, whilst the third sits at the rear of the property. The living room is also positioned at the rear and is a lovely and light room with a large window overlooking the garden as well as two side windows allowing in plenty of natural light. The bathroom sits at the end of the hallway and comprises of a bath and sink, and sits alongside a separate WC. The kitchen is a generous space with large bay window and room for a small table and chairs. There is access to a rear porch with two storage cupboards, one housing the boiler and the other offering plumbing for a washing machine. Externally the rear garden benefits from a westerly-facing aspect and is surrounded by mature hedging offering a nice private aspect.

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.

