



Cheadle Road

Cheadle Cheshire SK8 1HR

We are pleased to offer for sale this substantial, four bed detached situated in a most popular residential area of Cheadle within strolling distance of Bruntwood Park. In brief the accommodation comprises, entrance hall, attractive lounge, separate dining room/sitting room, good sized fitted dining kitchen, sun room, utility room, downstairs wc, four DOUBLE bedrooms, the master with dressing room and en-suite shower room, and family bathroom. To the rear there is an impressive south westerly facing garden.

**SPACIOUS FAMILY
ACCOMMODATION - MUST BE
VIEWED!!**



Andrew J.
Dawson
Independent Estate Agents

10 Cheadle Road, Cheadle, Cheshire, SK8 1HR

PURCHASE PRICE: £600,000

DESCRIPTION: We are pleased to offer for sale this substantial, four bed detached situated in a most popular residential area of Cheadle within strolling distance of Bruntwood Park and within 1 mile of the village center. In brief the accommodation comprises, entrance hall, attractive lounge with inglenook, separate dining room/sitting room, good sized fitted dining kitchen, sun room, utility room, downstairs wc, four DOUBLE bedrooms, the master with dressing room and en-suite shower room, and family bathroom. Outside a driveway provides off road parking and access to the garage. To the rear there is an impressive south westerly facing garden.

SPACIOUS FAMILY ACCOMMODATION - MUST BE VIEWED!!

LOCATION: The property occupies a fine residential position situated approximately 1 mile from Cheadle village centre. Excellent state and independent schools serve the area.

DIRECTIONS: From our Cheadle office turn right onto Wilmslow road which becomes Cheadle Road The property can be found on the right-hand side shortly after the Village Hotel.

ENTRANCE HALL Radiator, marble flooring, cloaks cupboard.

LOUNGE 23' 2" x 12' 11" (7.06m x 3.94m) Double glazed sliding patio doors opening to the sun room, solid wood flooring, 3 radiators, stairs to first floor, coving to ceiling.

SITTING ROOM/DINING ROOM 15' 11" x 15' 10" (4.85m x 4.83m) Feature fireplace with living flame effect gas fire, two radiators, two Upvc double glazed windows, coving to ceiling.

KITCHEN 19' 10" x 12' 9" (6.05m x 3.89m) Fitted with a range of matching base and wall units incorporating working surfaces, inset sink unit, built in oven, two Upvc double glazed windows, island unit with cupboards and drawers, four ring hob, plumbing for dishwasher, space for fridge/freezer.

SUN ROOM 23' 8" x 7' 6" (7.21m x 2.29m) Double glazed sun room with door opening to the rear garden, marble flooring, 12KW Defra approved wood burning stove, radiator.

UTILITY ROOM 10' 10" x 7' 6" (3.3m x 2.29m) Radiator, plumbing for washing machine, wash basin, tiled flooring, Upvc double glazed window.

DOWNSTAIRS WC. Low level wc, radiator, Upvc double glazed window.

GARAGE 18' 7" x 14' 10" (5.66m x 4.52m) Electronically operated up and over door, light and power.

LANDING Laminate flooring, radiator, access to loft.

MASTER BEDROOM 15' 9" x 13' (4.8m x 3.96m) Laminate flooring, coving to ceiling, Upvc triple glazed window, radiator.

DRESSING ROOM 9' 10" x 8' 2" (3m x 2.49m) Fitted wardrobes, laminate flooring, radiator, Upvc double glazed window.

EN-SUITE SHOWER ROOM 10' 3" x 9' 5" (3.12m x 2.87m) Shower cubicle, low level wc, bidet, hand wash basin, Upvc double glazed window, tiled floor, half tiled walls, heated towel rail, radiator, shower cubicle with multi-jet power shower.

BEDROOM TWO 13' x 12' 11" (3.96m x 3.94m) Upvc triple glazed window, radiator, laminate flooring.

BEDROOM THREE 14' 8" x 9' 7" (4.47m x 2.92m) Upvc triple glazed window, fitted wardrobe, radiator, laminate flooring.

BEDROOM FOUR 14' 2" x 9' 8" (4.32m x 2.95m) Upvc triple glazed window, radiator, laminate flooring.

BATHROOM 9' 4" x 6' 7" (2.84m x 2.01m) Panelled bath with overbath shower, low level wc, hand wash basin, tiled floor, half tiled walls, heated towel rail.

OUTSIDE To the front of the property a driveway approached via electronically operated wrought iron gates provides ample off road parking facilities and access to the garage. To the rear there is a good sized South Westerly facing mainly lawned garden.

EPC Rating - C

AGENTS NOTE: The property is fitted with solar panels generating electricity and benefiting from fed-in-tariff yearly payments from the grid.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 12748



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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