‘The Hollies’
Brooklyn Crescent
Cheadle Cheshire SK8 1DX

PURCHASE PRICE:
£795,000

A unique opportunity! - Overlooking Brooklyn park in Cheadle's conservation area, a magnificent Victorian semi-detached residence offering beautifully presented period accommodation of great style and character. The spacious family accommodation features 4 beds, 2 baths, 2 reception rooms, superb fitted kitchen opening to a stunning 36ft dining/family room, two basement rooms with utility room and large study/playroom. Outside the property stands in lovely lawned gardens with ample off road parking facilities..

Andrew J. DawsoN
Independent Estate Agents

‘The Hollies’ 21 Brooklyn Crescent, Cheadle, Cheshire, SK8 1DX

PURCHASE PRICE: £795,000

DESCRIPTION: A unique opportunity! Overlooking Brooklyn park in Cheadle's conservation area, a magnificent Victorian semi-detached residence offering beautifully presented period accommodation of great style and character.

The superb family accommodation is set over 4 levels and features 4 beds, 2 baths, 2 formal reception rooms, superb kitchen opening to the dining/family room, and extensive cellars with utility room and large study/playroom. Outside the property stands in lovely lawned gardens to the rear. To the front there is ample off road parking. A unique property in an enviable park setting, yet close to the village centre

A spacious family home of great character!!

LOCATION: Brooklyn Crescent forms part of a delightful, sought after residential area situated on the fringe of Cheadle village centre. Cheadle offers good range of facilities catering for most everyday requirements and in addition, John Lewis and Sainsbury's superstores can be found approximately a mile and a half away at Cheadle Royal. Excellent State and Independent schools serve the area. For the commuter, the North-West motorway network can be accessed approximately one mile away.

DIRECTIONS: From our Cheadle office turn right at the traffic lights on to Wilmslow Road. Continue along Wilmslow Road turning third left onto Charlotte Street. Continue to the end of Charlotte Street. Carry on across the road into Brooklyn Crescent where the property can be found on the right-hand side.

ENTRANCE HALL Stripped/varnished floorboards, stairs to first floor, coving to ceiling, radiator.

LOUNGE 13' 11" plus bay x 13' 3" (4.24m x 4.04m) Double glazed bay with sash windows, stripped/varnished floorboards, feature fireplace with living flame gas fire and tiled hearth and inserts, ornate ceiling rose, coving to ceiling, radiator.

DINING ROOM 13' x 12' 11" (3.96m x 3.94m) Feature fireplace with living flame gas fire with tiled hearth and inserts, stripped/varnished floorboards, double glazed sash windows, ornate ceiling rose.

KITCHEN/DINING/FAMILY ROOM 35' 11" x 13' 3" (10.95m x 4.04m)

KITCHEN AREA Fitted with a superb range of matching base and wall units with Granite working surfaces, built in Bosch oven/microwave, space for 'range' style cooker, integrated dishwasher, Belfast sink, under unit lighting.

DINING/FAMILY/SITTING ROOM Laminate flooring, double glazed double doors to side, six double glazed sash windows, inset ceiling spotlights, feature Atrium glazed ceiling.

SHOWER ROOM Shower cubicle, low level w.c, hand wash basin with cupboards below, ladder style radiator, part tiled walls, laminate flooring.

FIRST FLOOR

BEDROOM 13' 4" x 11' 9" (4.06m x 3.58m) Double glazed sash window, fitted wardrobes, radiator.

BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m) Double glazed sash window, fitted wardrobes, radiator.

BATHROOM 8' 8" x 7' 6" (2.64m x 2.29m) Fitted with a white suite comprising claw foot bath, low level wc, bidet, pedestal wash basin, ladder style radiator, double glazed sash window, tiled floor and walls.

BEDROOM 13' 3" x 12' 8" (4.04m x 3.86m) Double glazed sash window, fitted wardrobes, radiator.

SECOND FLOOR

LANDING Eaves storage, radiator.

BEDROOM 13' 3" x 11' 10" (4.04m x 3.61m) Double glazed sash window, radiator, fitted wardrobes and drawers.

BASEMENT

CHAMBER ONE 13' x 12' 9" (3.96m x 3.89m) Laminate flooring.

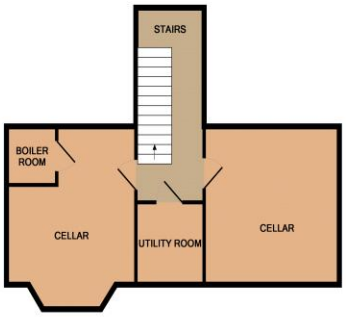
CHAMBER TWO 13' 4" x 12' 7" (4.06m x 3.84m) Laminate flooring, cupboard housing Worcester central heating boiler, access to study/playroom.

STUDY/PLAYROOM 21' x 12' (6.4m x **3.66m)** Two Velux windows, laminate flooring, radiator, door to side aspect.

UTILITY ROOM 6' 10" x 5' 9" (2.08m x 1.75m) Fitted with base units incorporating a stainless steel sink, tiled floor.

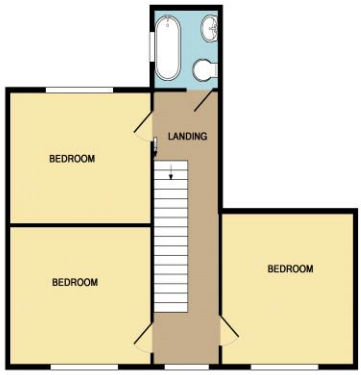
OUTSIDE To the front of the property a block paved driveway provides off road parking facilities for several vehicles. To the rear there is a delightful mainly lawned garden with shrub/flower borders, a raised paved seating area and fenced boundaries.

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: 11479

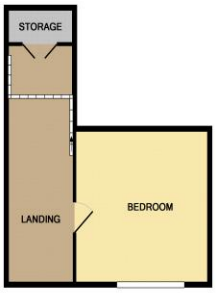


BASEMENT LEVEL

GROUND FLOOR



1ST FLOOR



2ND 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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