

ANY
PART EXCHANGE
WELCOME



Hulme Hall Road
Cheadle Hulme, SK8 6LF

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Hulme Hall Road, Cheadle Hulme, SK8 6LF

An extended four bedroom semi-detached family home situated within an extremely popular Cheadle Hulme location. You are welcomed by a spacious and airy hallway, to the left is the cosy living room with bay window and living flame gas fire with stone surround. Back out the hallway is and under the stairs WC and double doors opening on into the hub of the home, the living kitchen. High gloss contemporary cupboards, Quartz work surfaces with appliances. Breakfast bar area and Velux windows. Sitting area great for coming together as a family in the evenings. Dining area and Bi-folding doors on to the patio area looking out on to the impressive garden. Heading up the stairs is a spacious landing with four bedrooms and two bathrooms. The main bedroom is bright and airy with a bay window and a modern ensuite bathroom. The ensuite consists of a freestanding bath, vanity sink unit and a separate shower. Bedroom two is a double with fitted wardrobes overlooking the fantastic garden. Two further bedrooms, a family bathroom with a modern four piece suite and tiled walls. This family home has a utility room, perfect to hide your washing pile and two garages, one is currently used as a space for gym equipment and another for storage. The garden is mainly laid to lawn with a patio area, perfect for spending the days and evenings watching the children on the built in climbing frame. This space really is the wow factor to this perfect family home. A driveway to the front leading up to an integral garage that is currently used as a gym but can easily be used as a garage again. Hulme Hall Road is in an ideal location for schools. Within catchment area for Hursthead Infant & Junior School and Cheadle Hulme High School. As well as being walking distance of Cheadle Hulme Private School. Close to both Cheadle Hulme Village and Bramhall Village. Easy access to the A34 and Manchester Airport.

The Current Owners Love:

- The location close to good schools and amenities
- The size of the rooms high ceiling and the bedrooms are a good size
- The garden that's private and not over looked

We Have Noticed:

- The living kitchen that has space to eat, entertain and relax
- The main bedroom with large ensuite that includes a free standing bath
- The children's play area at the end of the garden





Key Features:

- An extended and recently refurbished semi-detached family home
- Four bedrooms and two modern bathrooms
- Open plan living kitchen, perfect space for entertaining
- Catchment area for excellent local schools and walking distance of Cheadle Hulme Private School
- Utility room, downstairs WC and two garages
- Impressive plot and a turn-key home
- A wow rear garden, a great space for little ones and pets

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2141

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Hallway

Living Room 12'9" x 12'5" (3.89m x 3.78m)

WC

Living Kitchen 23'11" x 21'4" (7.29m x 6.5m)

Utility Room 10'2" x 8'10" (3.1m x 2.69m)

Integral Garage 17'9" x 9'11" (5.41m x 3.02m)

Garage 18'10" x 10'3" (5.74m x 3.12m)

First Floor

Landing

Bedroom One 12'1" x 11'9" (3.68m x 3.58m)

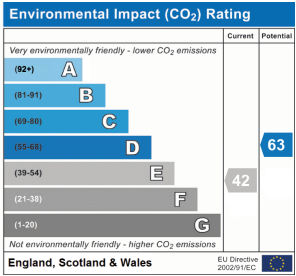
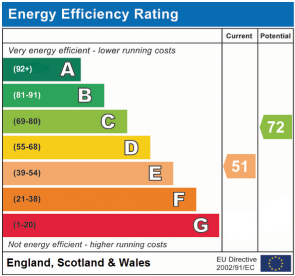
Ensuite 8'11" x 7'10" (2.72m x 2.39m)

Bedroom Two 12'10" x 11'9" (3.91m x 3.58m)

Bedroom Three 16'9" x 8'10" (5.11m x 2.69m)

Bedroom Four 8'10" x 7'9" (2.69m x 2.36m)

Bathroom 8'8" x 7'5" (2.64m x 2.26m)

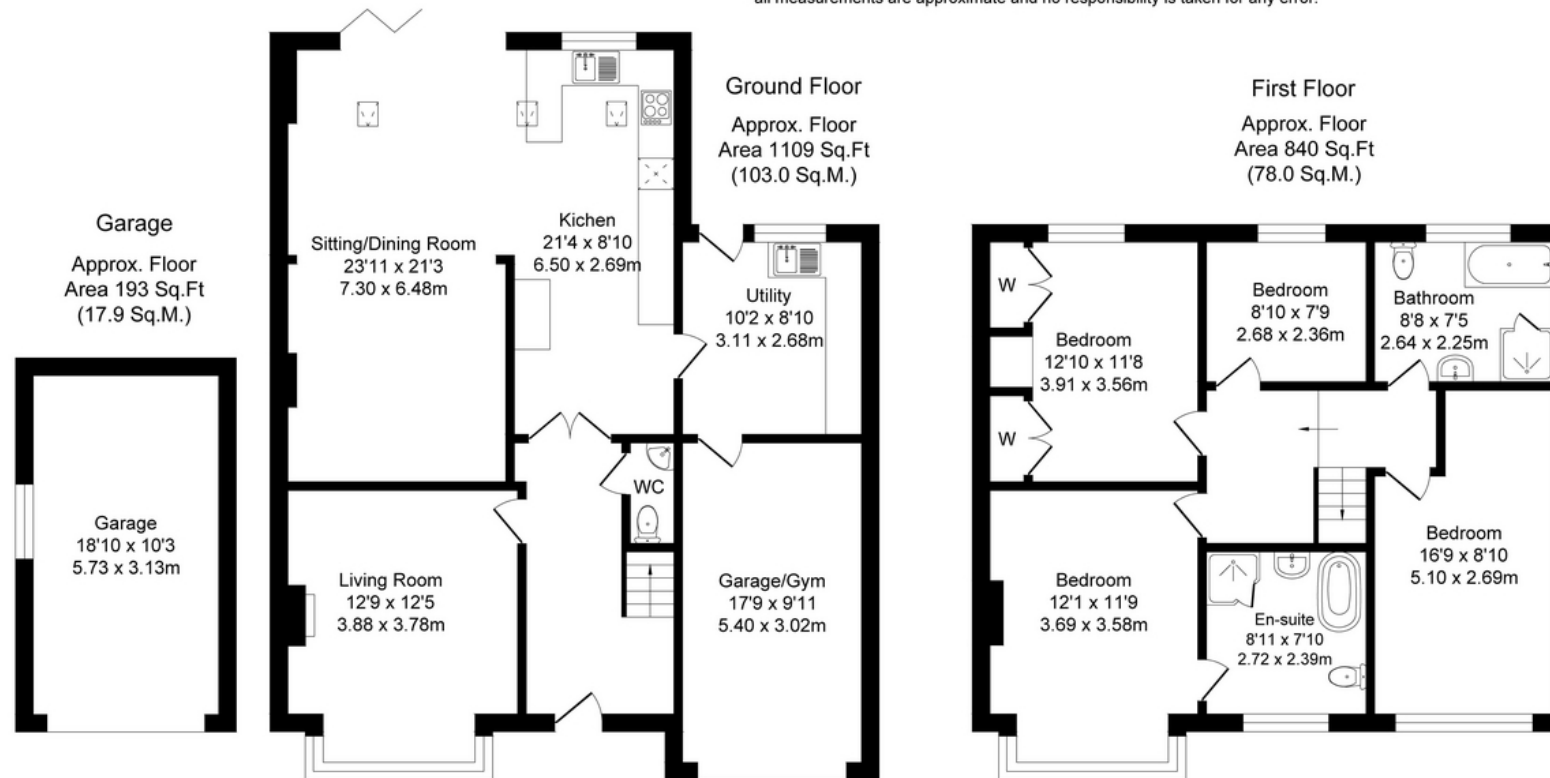




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Total Approx. Floor Area 2141 Sq.ft. (198.9 Sq.M.)

Surveyed and drawn for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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