

ANY
PART EXCHANGE
WELCOME



Lansdown Close
Cheadle Hulme, SK8 7HF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Lansdown Close, Cheadle Hulme, SK8 7HF

This spacious, elegant, and versatile three-bedroom, two-bathroom detached dormer bungalow is hidden away on a peaceful cul-de-sac. Situated in the ever so popular area of Cheadle Hulme, being close to both Cheadle Hulme Village and Bramhall Village, within the catchment area for excellent local schools including Hursthead Infant and Junior Schools and Cheadle Hulme High School.

You are welcomed through an enclosed porch that leads into the spacious hallway. This hallway features elegant archways, a convenient coat cupboard, useful under stairs storage and access to a downstairs WC. Stepping through the double doors into the bright, airy living room, this is a comfortable space with sliding doors that open to the mature garden. Here you'll find a real flame gas fire with surround, creating a warm and inviting atmosphere for relaxation. The adjacent dining room also connects seamlessly with the garden through sliding doors, making it an ideal spot for family meals or entertaining guests. The breakfast kitchen is a well-appointed space, complete with wall and base units providing lots of storage, integrated appliances and space for a washing machine. Its connection to the rear garden makes outdoor dining and cooking a breeze. On the ground floor, you'll also discover two double bedrooms, one with an ensuite shower room which can inter-connect with the downstairs WC. The second could equally well be used as a third reception room / study, say with a sofa-bed for visitors.

Heading upstairs, the main bedroom has an ensuite bathroom with a matching three piece suite and bidet. Fitted wardrobes provide ample storage, and there's even access to eaves storage, making organisation effortless. The landing gives access to an additional walk-in wardrobe / eaves storage area, a versatile space that can be customized to suit your needs, plus an airing cupboard.

Outside, the property features a mature landscaped rear garden primarily laid to lawn, offering a peaceful and very private retreat. The patio areas are perfect for enjoying the outdoors during the summer months. The property also includes a driveway with parking space for two vehicles and an integral double garage, providing not only secure parking but also additional storage options.

The Current Owners Love:

- The space and configuration of the house, offering versatile living. The rooms are large, bright and airy
- The rear garden is not over-looked, a great size yet easy to maintain, perfect for sitting and enjoying on a lovely sunny day

We Have Noticed:

- The location is perfect, situated on a quiet cul-de-sac, with the best of both worlds being close to both Bramhall Village and Cheadle Hulme Village
- An ideal house for downsizers, or for families looking to grow and create their perfect family home over time
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Key Features:

- NO CHAIN
- A delightful, spacious and versatile three-bedroom, two-bathroom detached dormer bungalow
- Situated on a quiet cul-de-sac in Cheadle Hulme close to amenities and good local schools
- Downstairs bedrooms, shower room and WC
- Mature private rear garden
- Double driveway, double garage and ample storage

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2254

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch 6'9" x 6'6" (2.06m x 1.98m)

Hallway 21'2" x 23'3" (6.45m x 7.09m)

Living Room 20'8" x 12'10" (6.3m x 3.91m)

Dining Room 13'4" x 8'8" (4.06m x 2.64m)

Kitchen 12'10" x 12'4" (3.91m x 3.76m)

Bedroom Two 17'1" x 10'4" (5.21m x 3.15m)

WC 7'2" x 3'9" (2.18m x 1.14m)

Shower Room 12'8" x 10'0" (3.86m x 3.05m)

Bedroom Three 12'8" x 10'0" (3.86m x 3.05m)

Double Garage 17'11" x 17'0" (5.46m x 5.18m)

FIRST FLOOR

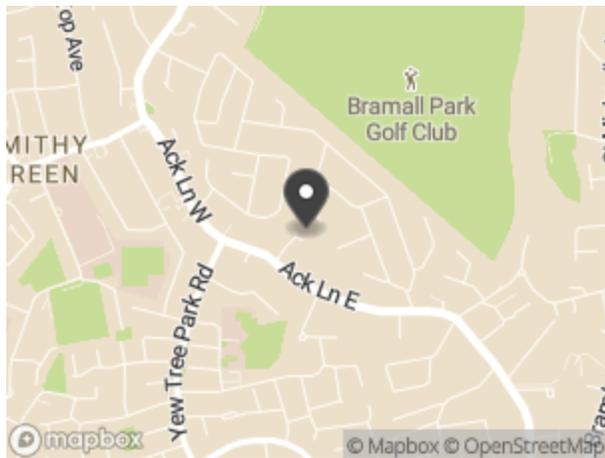
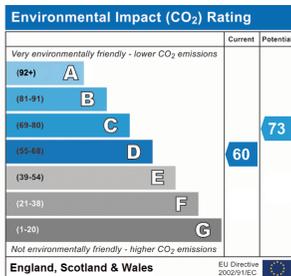
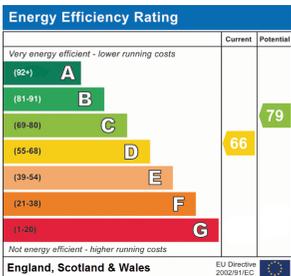
Landing 12'9" x 12'6" (3.89m x 3.81m)

Bedroom One 17'1" x 12'6" (5.21m x 3.81m)

Ensuite 10'3" x 7'1" (3.12m x 2.16m)

Eaves Storage 15'6" x 7'1" (4.72m x 2.16m)

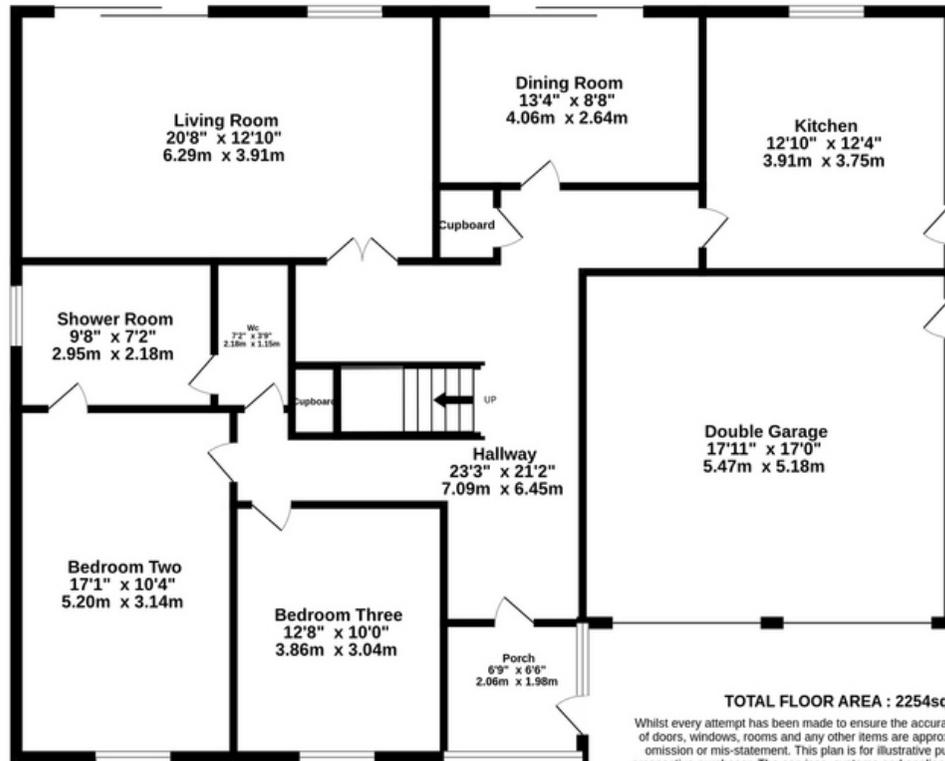
Walk-in/Eaves Storage 17'1" x 7'9" (5.21m x 2.36m)





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

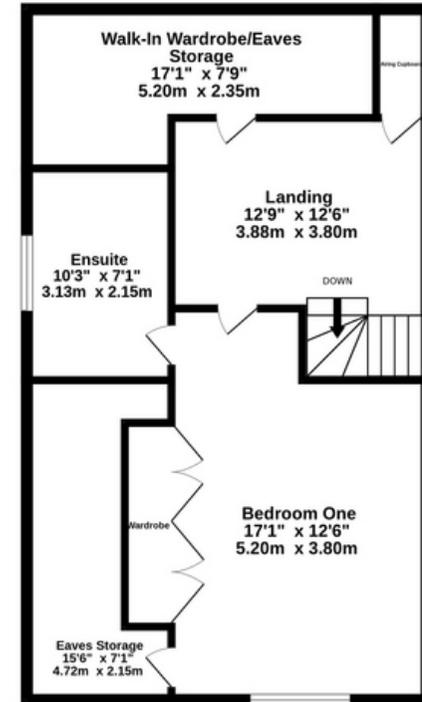
Ground Floor
1530 sq.ft. (142.1 sq.m.) approx.



TOTAL FLOOR AREA : 2254sq.ft. (209.4 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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1st Floor
654 sq.ft. (60.7 sq.m.) approx.



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