



Ravenoak Road
Cheadle Hulme, SK8 7DW

£300,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - This charming two bedroom cottage is positioned in a highly desirable location Close to Bramhall & Cheadle Hulme. With a range of amenities and pubs and restaurants on the doorstep as well as excellent transport links within walking distance, this home delivers an enviable and convenient setting. Likewise with Cheadle Hulme High School and Hursthead Infant & Junior School within striking distance, this property is certain to appeal to a variety of buyers. Whilst requiring some modernisation, the property could be updated and transformed into a lavish exciting home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services have not been tested and this remains the responsibility of the buyer.

- Quaint Two Bedroom Period Cottage With Driveway
- Close to Cheadle Hulme High School
- Easy Access To Hursthead Infant & Junior School
- Private Established Split Level North Westerly Rear Garden
- Ample Noticeable Original Features But Modernisation Required
- Within Walking Distance Of Cheadle Hulme Village & Train Station
- Within Walking Distance Of The Church Inn Pub & All Amenities Along Church Road
- Excellent Opportunity To Remodel & Modernise To Individual Requirements



NO CHAIN - This delightful rare to the market two-bedroom mid-terraced cottage blends period character with a practical layout. The property offers a quaint appearance, however some improvements are required internally to transform this residence into a stylish and beautiful home. Approaching the property you are welcomed by an entrance porch which leads into a vast open plan lounge diner with exposed timber beams providing original features. To the right of the living room & dining room is a useful space which could accommodate a cloakroom area or even a study if this was to be partitioned off. The feature fireplace takes all the glory in this wonderful sized reception room but equally there is ample scope to re-design the fireplace to suit any buyer. The galley style kitchen provides ample space for cooking and preparing meals but buyers will most likely look to upgrade the kitchen, think shaker style units and high spec quarts or wooden worktops to get the imagination going. Tucked off the kitchen is a rear hall which leads to a convenient downstairs WC and separate utility room. With some careful planning and re-modeling the property could reveal a larger open plan kitchen diner which would be ideal for entertaining friends and family. To the first floor there is a landing area which leads to a large master bedroom which includes alcove fitted wardrobes. A further second bedroom and family bathroom complete the interior of this home. Beyond its charming interiors, this home boasts a wide array of additional features and benefits. The period brickwork facade and well-maintained front garden, bordered by established

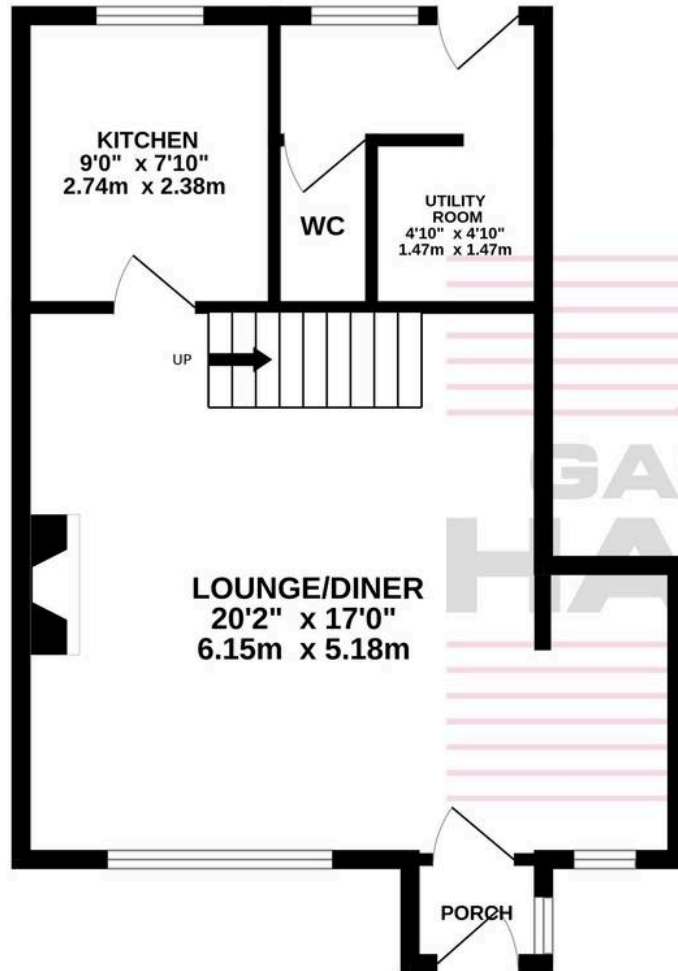


hedges, create a striking first impression and offer privacy from the street. Off-road parking on the cobbled driveway is a rare and highly desirable feature for a mid-terraced property, ensuring convenient and secure vehicle storage. Externally to the rear is a large split level garden which is ideal for hosting guests and enjoying summer bbq's. Throughout the house, period features such as traditional wooden doors with latches and textured wallpapers enhance its individual character, while the exposed beams create a cosy, rustic ambience. This property is perfectly suited for those seeking a blend of traditional charm and every-day convenience, with ample potential for personalisation and further enhancement. With its harmonious combination of indoor comfort and picturesque outdoor spaces, this charming home is sure to appeal to buyers looking for a peaceful retreat with character and practicality.

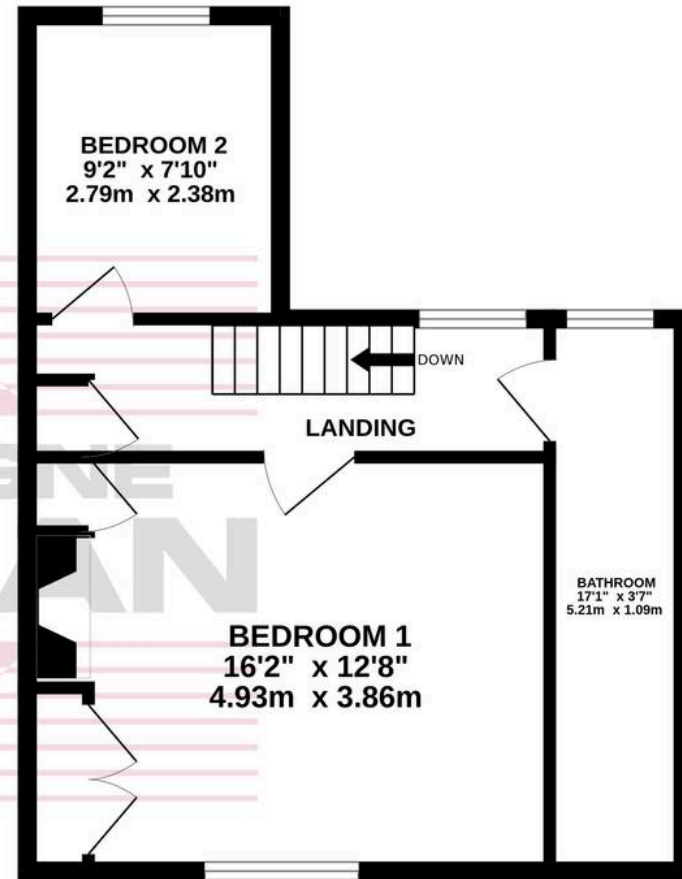
The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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