



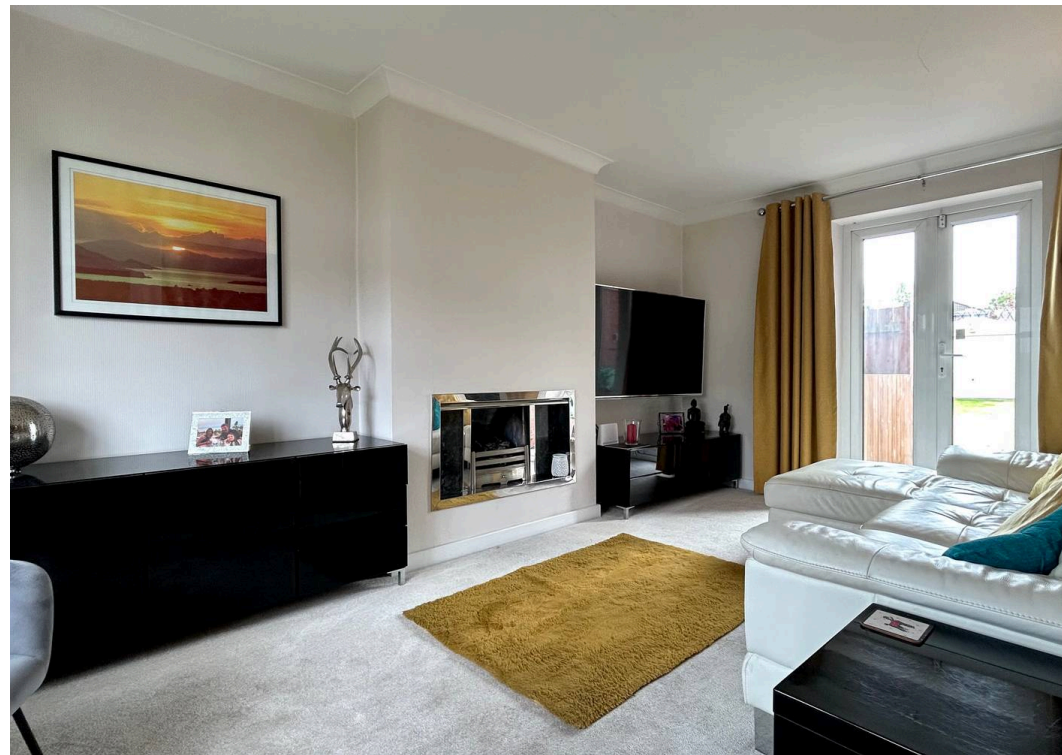
9 Turves Road, Cheadle Hulme

Cheadle

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



9 Turves Road

Cheadle Hulme, Cheadle

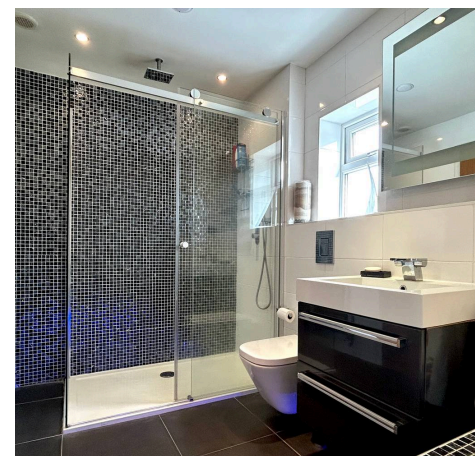
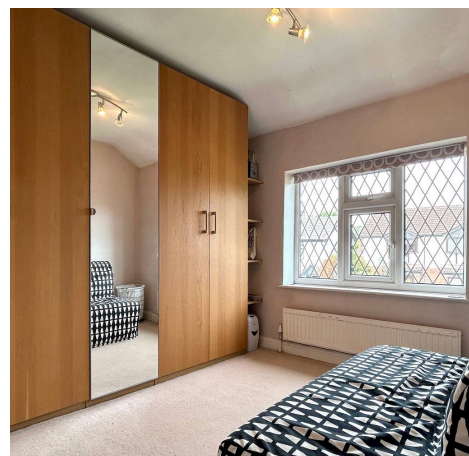
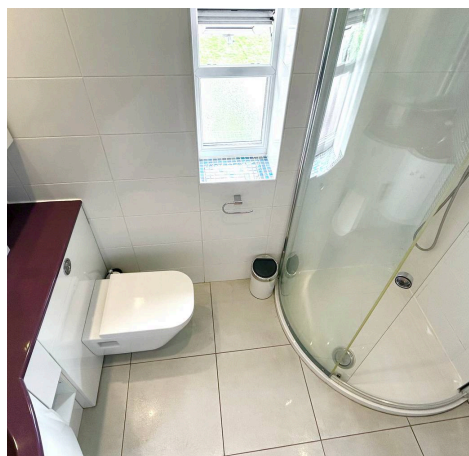
A stylishly redesigned, two bedroom semi detached home with open plan living, luxurious principal suite, en-suite, home office, conservatory, garage and secure parking, close to Cheadle Hulme village. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Reconfigured from three bedrooms to a spacious two bedroom layout
- Separate home office ideal for remote working
- Impressive principal suite with walk in wardrobe and en suite
- Stylish open plan living and dining space
- Contemporary fitted kitchen with integrated appliances
- Second double bedroom with fitted wardrobes
- Beautifully designed with excellent natural light throughout
- Ideal for professionals, couples or downsizers
- Sought after location close to excellent amenities and transport links
- Chain Free for that hassle free purchase



9 Turves Road

Cheadle Hulme

A beautifully presented and thoughtfully extended semi detached home situated in the highly sought after area of Cheadle Hulme. Originally a three bedroom property, this impressive double fronted residence has been reconfigured to create a spacious two bedroom layout with generous room sizes, a dedicated home office and stylish open plan living ideal for modern lifestyles.

Offered with no vendor chain and finished to a high standard throughout, the accommodation briefly comprises a welcoming entrance hallway, spacious bay fronted living room with French doors to the rear garden and a contemporary fireplace, alongside a stunning fitted kitchen with quality integrated appliances and ample worktop space. The kitchen opens into a bright conservatory dining area with access onto the decking and rear garden, creating an ideal entertaining space.

To the first floor are two excellent double bedrooms, including a superb principal suite with en suite and walk in wardrobe. A luxurious family bathroom features a walk in shower, separate jacuzzi bath and underfloor heating, whilst a separate home office completes the upstairs accommodation.

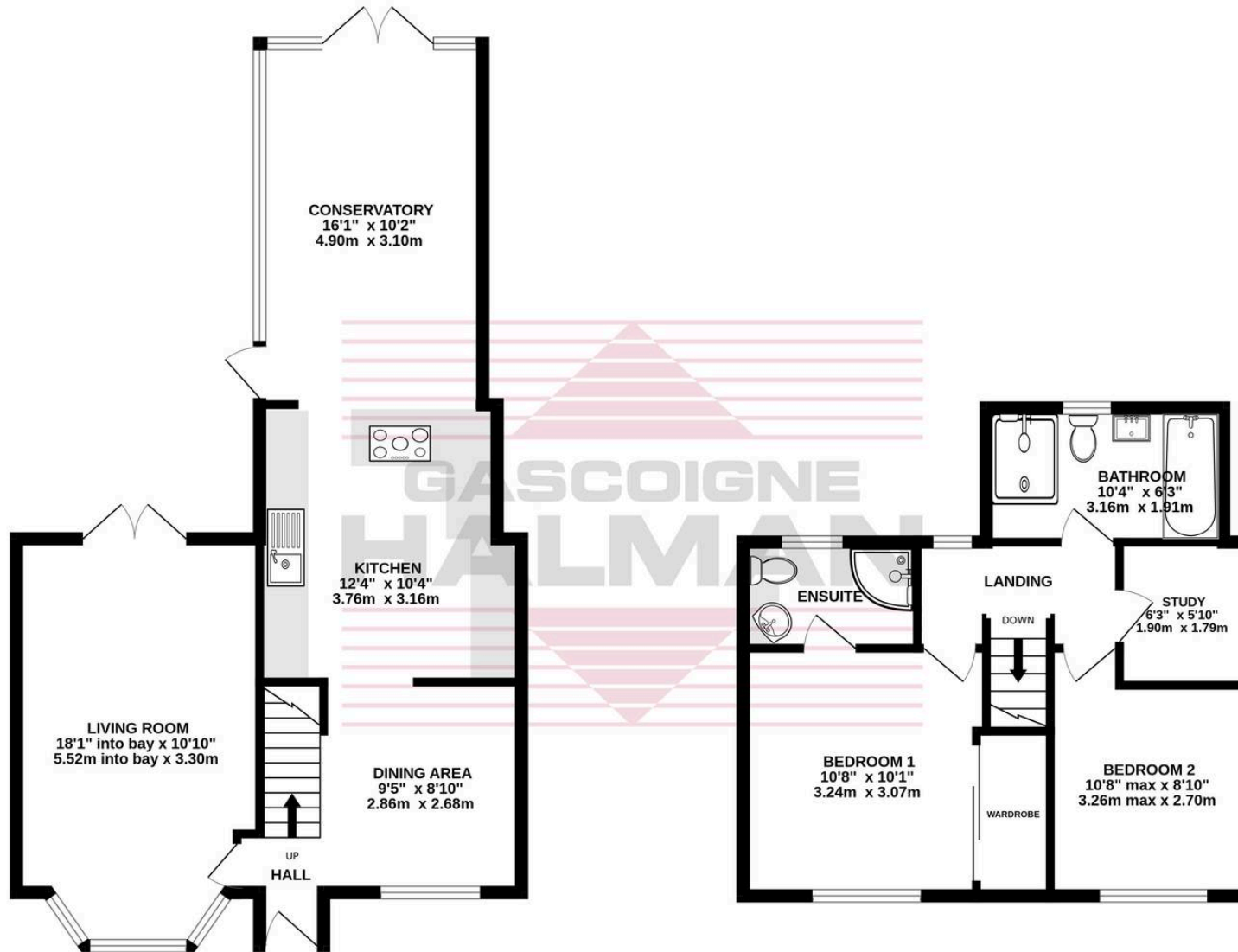
Externally, the property enjoys a beautifully maintained rear garden with decking areas, secure block paved driveway and electric gates leading to a large garage with workshop space. A further driveway to the front provides additional off road parking.

Ideally positioned within walking distance of Cheadle Hulme Village and Cheadle Hulme railway station, the property also falls within catchment for



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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