



Vicarage Avenue, Cheadle Hulme, SK8 7JW

Spacious three-bedroom detached house with two reception rooms offering an open plan arrangement, a separate kitchen, family bathroom with separate WC, private enclosed west facing rear garden, integral garage, driveway, and potential to upgrade. Ideal for families seeking comfort and style. NO CHAIN

Council Tax Band: E

EPC Rating: TBC

Tenure: Leasehold - 999 Years from 1st March 1958 - Fixed Ground Rent of £10.00 Per Annum

- Three Bedroom Detached Family Home
- Private Established Landscaped West Facing Rear Garden
- Fantastic Location, Ideal For Cheadle Hulme High School
- On The Door Step Of Hursthead Infant & Junior School
- Integrated Garage Ideal For Storage Or Conversion Into Living Accommodation (Subject To Any Permissions)
- No Onward Chain For Additional Convenience
- In Need Of Selective Modernisation
- Driveway Providing Ample Off Road parking
- Roof Replaced In The Last Few Years With Warranty Still In Place







This exceptional three-bedroom detached house offers an impressive blend of spaciousness, comfort and classic style. Upon entering, you are greeted by a spacious & inviting hallway bathed in natural light, leading to the heart of the home. The property boasts two generous reception rooms: a bright and open plan living and dining area, enhanced by sliding doors that create seamless transitions between spaces and onto the garden. Large windows throughout the house allow sunlight to flood in, illuminating the interiors and creating a warm, welcoming atmosphere. The spacious living room features a charming fireplace, providing a perfect setting for family relaxation. The kitchen provides space for a mixture of various day to day appliances, coupled with integrated modern appliances such as double oven and four ring induction hob, whilst offering ample storage and functionality with an abundance of natural light. Upstairs, three well-proportioned bedrooms await, each thoughtfully designed with large windows and some of which include a range of built-in storage. The classic family bathroom is complete with a bath-tub, however buyers are likely to upgrade the bathroom into a luxury sanctuary with a high specification finish. A separate WC could easily be combined into the bathroom by removing the dividing wall and this would create an even larger bathroom, potentially allowing for a four piece suite to suit any buyers needs. Externally there is a well-maintained garden which is bordered by mature hedges, providing a private and tranquil retreat for outdoor living. A paved patio area is ideal for alfresco dining or



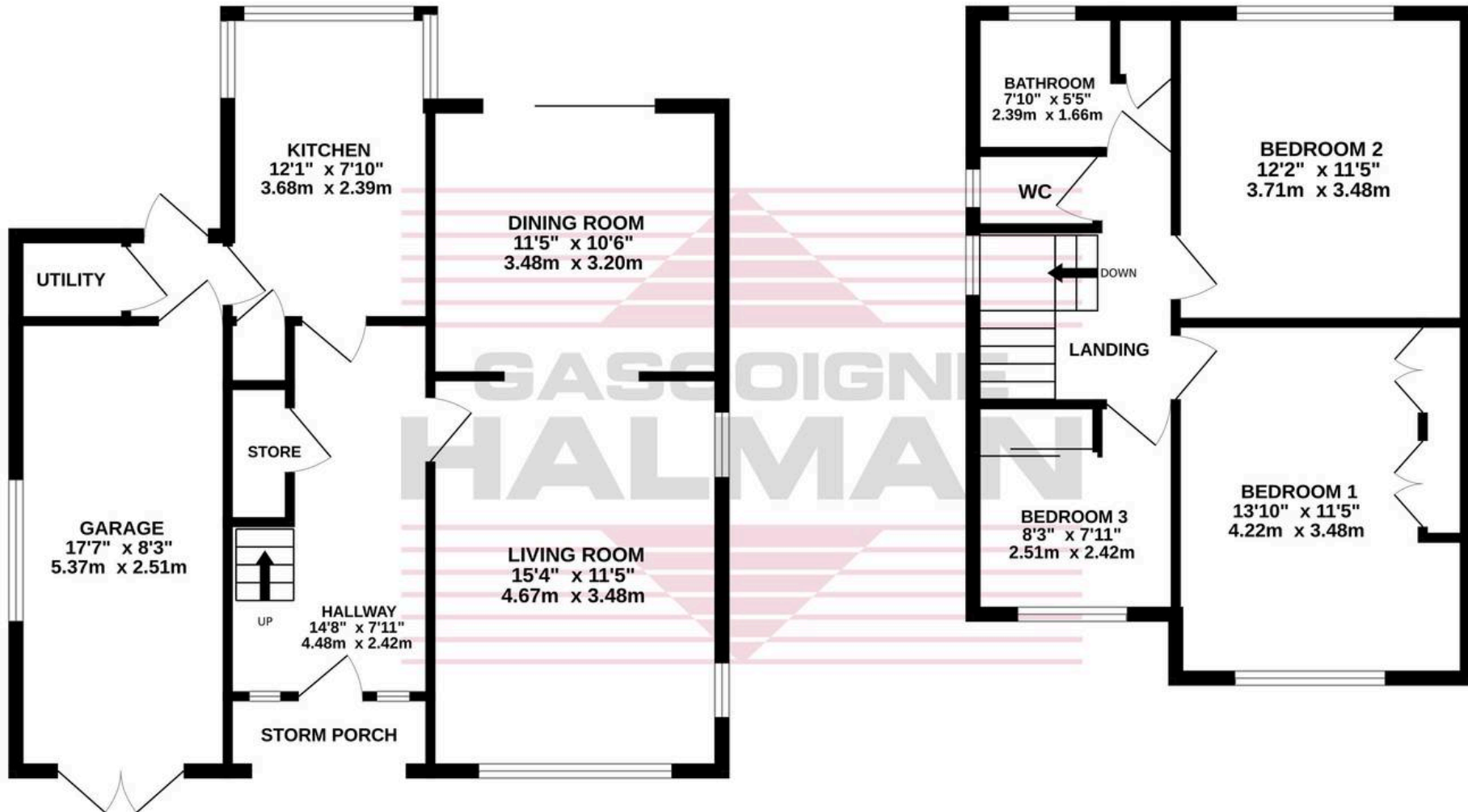
entertaining guests, framed by lush greenery. Direct garden access is provided via sliding doors from the dining area and the main living spaces, promoting effortless indoor-outdoor living. The property also benefits from an integrated garage, off-road parking and a spacious driveway, ensuring convenience for multiple vehicles. The charming front garden further enhances the kerb appeal, with a manicured lawn and mature landscaping. With its generous living accommodation and exceptional garden, this detached house is perfectly suited to families and discerning buyers seeking both comfort and style. The combination of indoor space and potential and outdoor serenity makes this a rare opportunity to secure a truly special home. Early viewing is highly recommended to appreciate the full extent of what this outstanding property has to offer.





GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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