



Malmesbury Road, Cheadle Hulme, SK8 7QL

Offers Over £475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

NO CHAIN This link detached family home occupies a highly desirable location with convenient access to excellent School and transport links. The Handforth-Wilmslow bypass is easily accessible and with various retail parks at Stanley Green & Handforth Dean, there are ample facilities on the doorstep. This excellent location will suit families and professionals and coupled with versatile living accommodation to accommodate three or four bedrooms and ample development potential, this superb residence will be a home for years to come.

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

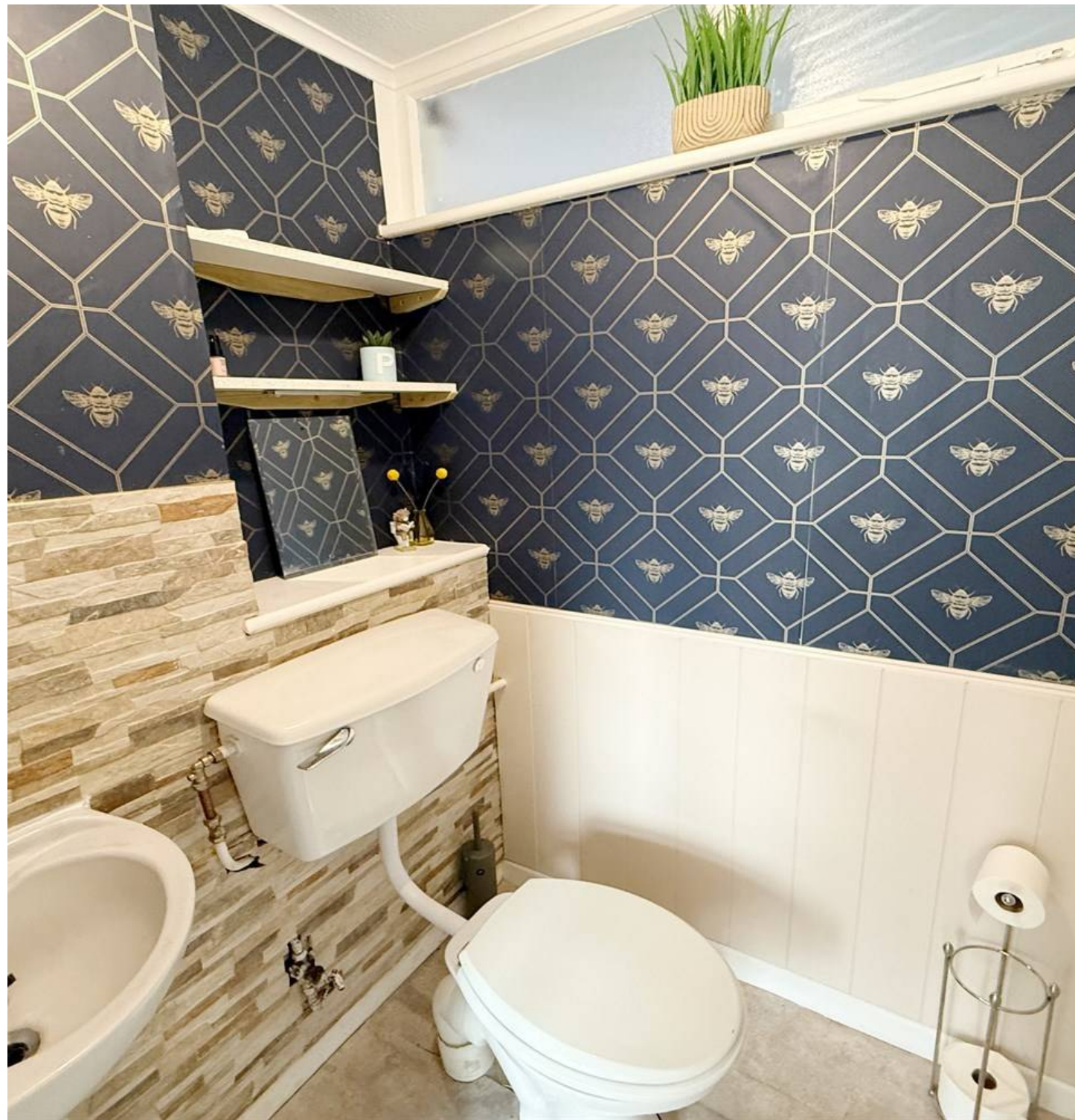
- Immaculate Bespoke Garden Room, Complete With Mini Bar Ideal For Entertaining & Relaxing
- Spacious Wide Plot with Ample Opportunity To Extend & Develop (STPP)
- Additional Sitting Room/Bedroom 4 To The Ground Floor with Courtesy WC
- Modern Three Bedroom Detached Family Home
- Contemporary Kitchen with Concealed Lighting & Modern Finish Throughout
- Hursthead Infant & Junior School , Thorn Grove Primary School & Cheadle Hulme High School Within Easy Reach







The three spacious bedrooms provide superb sleeping accommodation whilst a family bathroom completes comprehensive accommodation. The immaculate bespoke garden room is a standout feature, complete with a mini bar, ideal for entertaining and relaxing with family and friends which can be enjoyed all year round. The spacious wide plot offers ample opportunity to extend and develop, subject to obtaining the necessary planning permissions but there are various patio areas to enjoy and relax within the landscaped garden. There is side access which provides additional convenience and a driveway provides ample parking. Situated within close proximity to Hursthead Infant & Junior School, Thorn Grove Primary School, and Cheadle Hulme High School, this property is perfect for families looking to settle in a vibrant community with excellent educational facilities nearby. This stunning three/four bedroom link detached family home has been upgraded and modernised but yet also provides a superb opportunity to further develop and extend (STPP). Boasting a modern design and impeccable style, this freehold property offers a comfortable and spacious living environment with accommodation approaching 1200 sq/ft. Upon entering, you are greeted by an inviting entrance hallway which in turn provides access to the conveniently located WC to the ground floor. Flanked either side of the hallway are two reception rooms. The sitting room provides a comfortable separate space to relax but equally a further bedroom could provide additional sleeping quarters for additional versatility. The large open plan lounge dining room is a bright and spacious family room and offers a sociable reception area for friends and family. The re-styled kitchen adds a touch of luxury with a clean and crisp finish along with contemporary units and elegant worktops. The utility room is a great size and sits adjacent to the kitchen providing ample storage. To the first floor the landing provides a fashionable theme with its wall panelling and fitted storage cupboard.

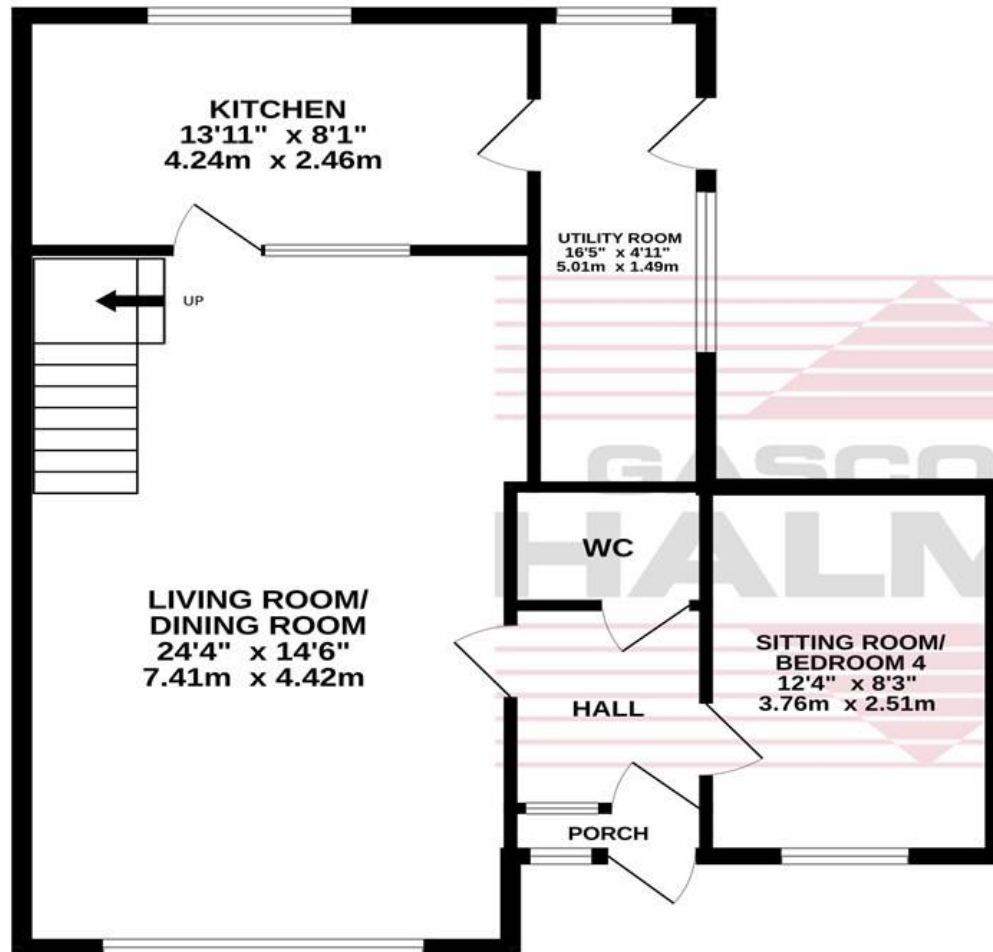




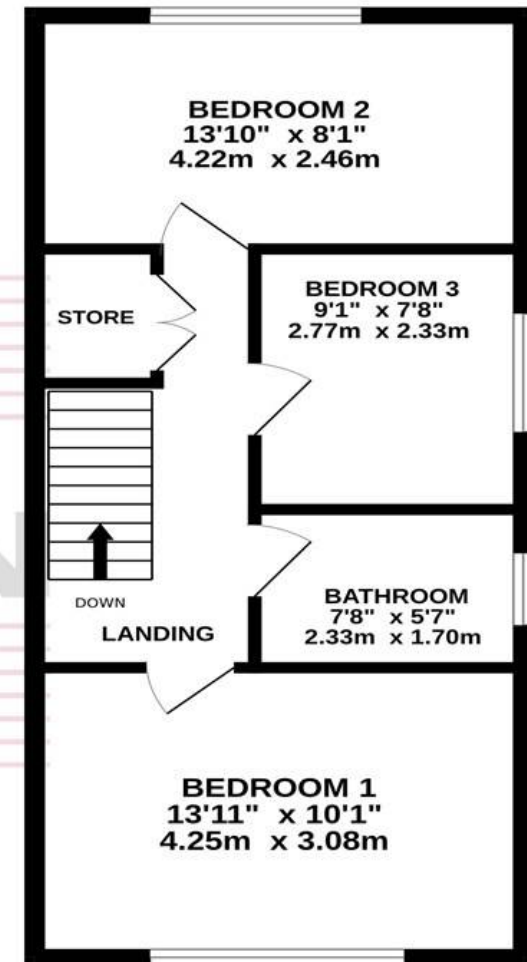




GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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