



Ladybridge Road, Cheadle Hulme, SK8 5RP

£310,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Offered with no onward chain, this two-bedroom semi-detached property offers excellent potential in a convenient location close to the train station, local amenities and highly regarded schools.

Council Tax Band: C

Tenure: Freehold

EPC RATING: C

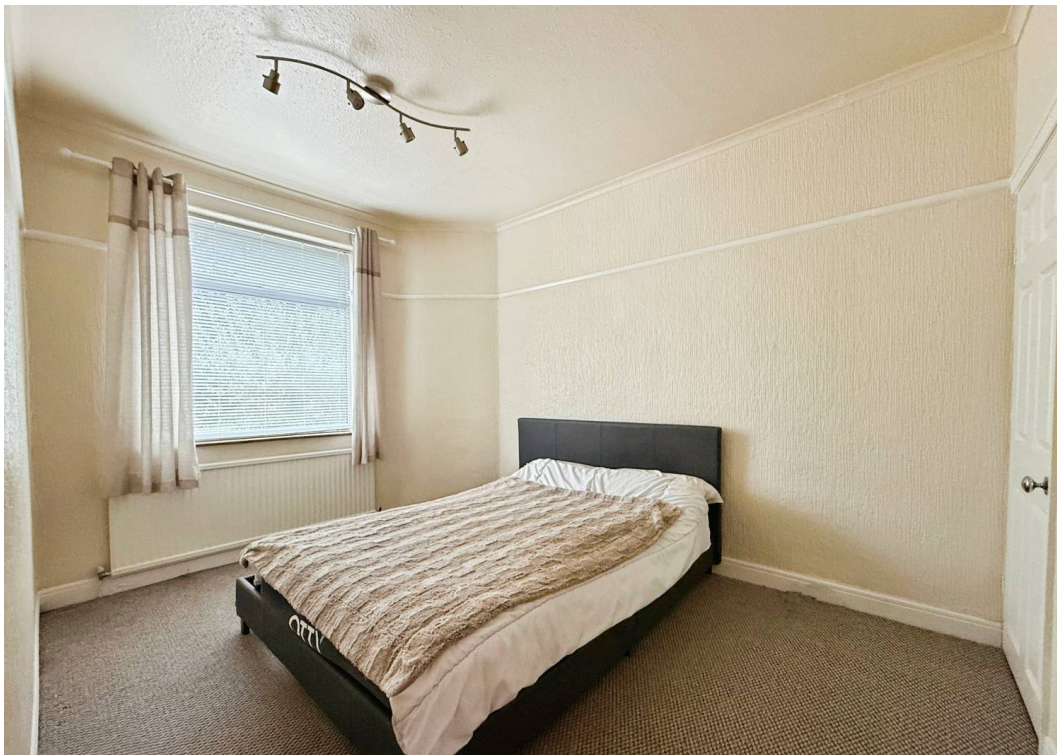
- Excellent Opportunity To Remodel To Individual Requirements
- No Onward Chain For Additional Convenience
- Spacious Driveway Providing Ample Parking & Single Detached Garage
- Two Spacious Double Bedrooms & Two Well Proportioned Reception Rooms
- Useful Loft Room Offering Additional Space
- A Short Walk From Cheadle Hulme & All It's Cafe's, Restaurants & Bars As Well As Within Walking Distance Of Cheadle Hulme Train Station
- Ideal Catchment Area Cheadle Hulme High School & Cheadle Hulme Sixth Form
- Private Established Rear Garden





This attractive two-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements. Offered with **no onward chain**, the property occupies a sought-after location just a short walk from the vibrant centre of **Cheadle Hulme**, with its excellent range of cafés, restaurants, bars and local amenities and a Waitrose & Partners. **Cheadle Hulme train station** is also within easy walking distance, while the **M60 and M56 motorway networks** are conveniently accessible by car. Externally, the property benefits from a spacious driveway providing ample off-road parking, along with a detached single garage offering additional storage. Inside, the accommodation is well proportioned throughout and comprises **two generous double bedrooms, two spacious reception rooms**, and a kitchen offering scope for improvement. The **newly refurbished family bathroom** is presented to a high standard, while the useful **loft room** with fixed stair access offers additional space, ideal for home working, hobbies and ample storage. The property also benefits from a new Worcester boiler as well as full fibre broadband. The property is also within the catchment area for the highly regarded **Cheadle Hulme High School** and **Cheadle Hulme Sixth Form**, making it a particularly appealing choice for families. Combining a prime location, practical accommodation and fantastic potential, this property represents a wonderful opportunity in one of Cheadle Hulme's most desirable areas.

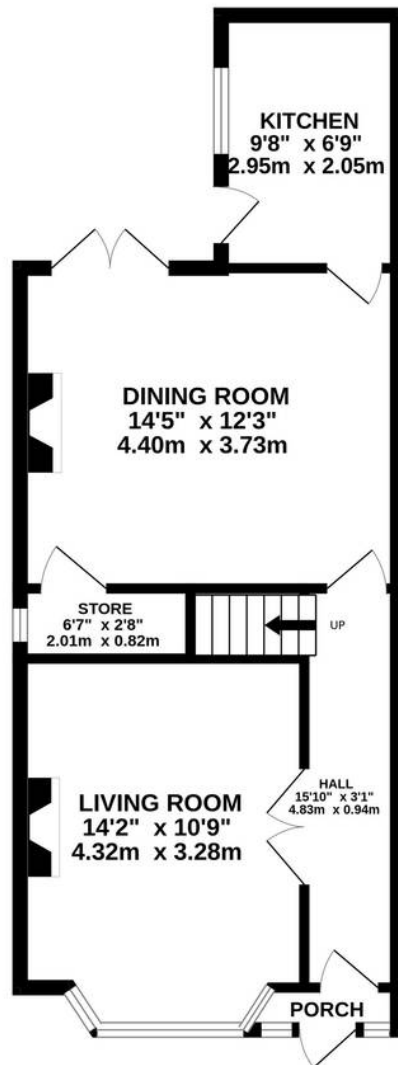




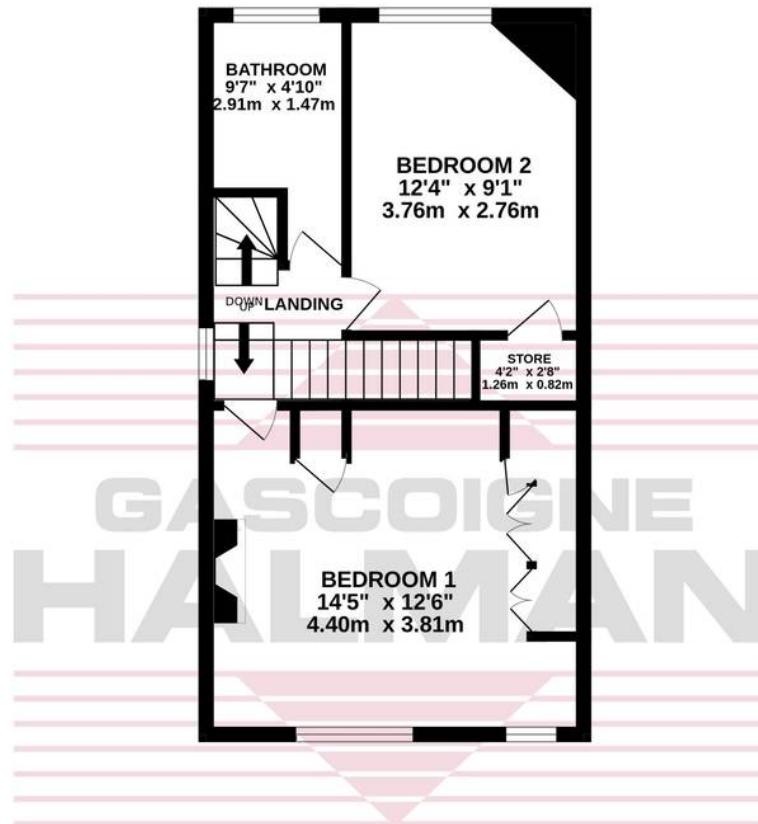




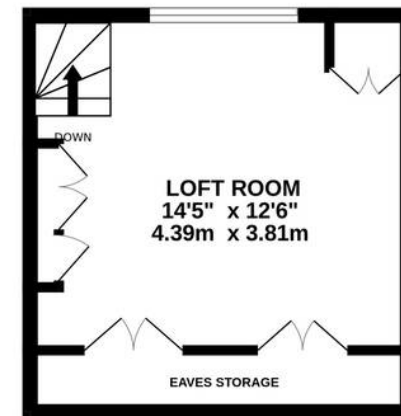
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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