

1 Dennison Road

Cheadle Hulme, Cheshire, SK8 6LW



mosley jarman



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Guide Price £600,000

A well-presented and extended four double bedroom 1950's detached family home situated in a quiet cul-de-sac location, close to the centre of Cheadle Hulme village and within the catchment area for Hursthead Primary School and Cheadle Hulme High School. The property benefits from off road parking, UPVC double glazing, warmed by gas central heating (run by a combination boiler and Hive system) and has a security alarm system installed.

The accommodation includes; porch, hall (with storage cupboard and cloakroom WC), dual aspect living room (with bay window and living flame gas fire), dining/family room (with patio doors leading to the rear, Velux and arrow-slit windows) and a modern kitchen (with matching wall and base units, integrated dishwasher, fridge, oven and ceramic hob). To the first floor there is a spacious split-level landing that leads to a master bedroom (with bay window and fitted wardrobes), three further bedrooms (two double, two with vanity sink unit and three with fitted wardrobes), contemporary family bathroom (with shower over bath, vanity sink unit, heated towel rail, airing cupboard and tiled floor to ceiling) and separate WC.



- A superbly presented and extended detached family home
- uPVC double glazing and gas fired central heating
- Two reception rooms
- Cul-de-sac location
- Four double bedrooms
- Catchment for Hursthead Primary School and Cheadle Hulme High School
- Off road parking for several cars and garage
- Close to the centre of Cheadle Hulme village



The Grounds and Gardens

To the front of the property there is a driveway providing off road park for several cars and leads to an attached garage (with utility area and electric roll and over door). To the rear of the property there is a westerly facing garden which is mainly laid to lawn (with planted borders, shrubs, bushes and trees).

The Location

Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - yes

Leasehold - 999 year term / 938 years remaining

Broadband providers - Openreach / Virgin Media - FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE/ Three

Mobile providers- Mobile coverage at the property available with all main providers*.

* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK8 6LW**

What 3 Words: **orbit.sock.lasts**

Council Tax Band: **E**

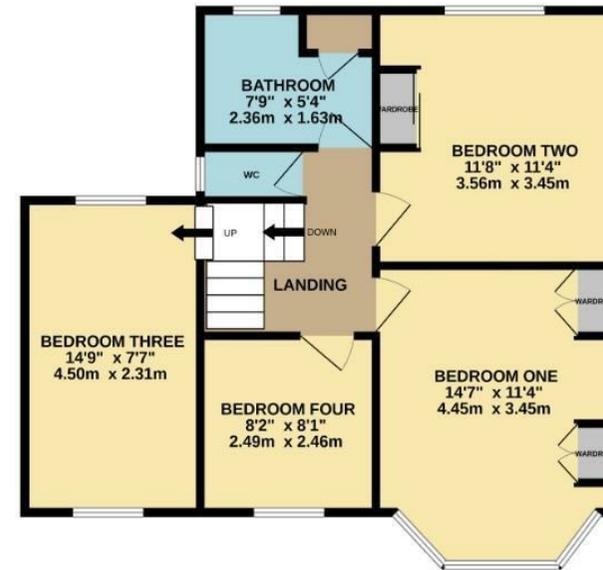
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 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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