

21 Bolton Avenue

Cheadle Hulme, Cheadle, SK8 7QS



*mosley jarman*





## 21 Bolton Avenue, Cheadle Hulme, Cheadle, SK8 7QS

**£425,000**

A stunningly presented and significantly redesigned semi detached home which enjoys a wonderful cul de sac position within the Hursthead Primary and Cheadle Hulme High catchments, and within easy reach of both Cheadle Hulme and Bramhall villages. Enjoying an immaculate driveway frontage, stunning fitted kitchen/ diner, striking lounge with a media wall and Crittall style doors, a stylish bathroom and 3 good bedrooms, it also enjoys a good sized rear garden and detached garage.

The layout is made up of a spacious entrance hall with attractive Herringbone LVT flooring which flows through to the kitchen/ diner. Under the stairs is built in storage with plumbing for a washer/ dryer. Positioned at the rear is the beautiful kitchen/ diner with dual aspect windows and patio doors leading out to the rear garden. The kitchen is fitted with a lovely range of floor and wall units with granite style worktops/ breakfast bar and houses a recessed Bosch induction hob with ceiling mounted extractor above, a Bosch dishwasher, fridge/ freezer, double oven and microwave. The lounge has a large window to the front, and has a fantastic built in media wall with a striking contemporary flame effect electric fire giving the space a wonderful focal point. Beautiful Crittall style double doors open through to the kitchen/ diner.

On the first floor the landing leads to 3 bedrooms, with the principal bedroom enjoying an attractive range of recessed fitted wardrobes. The family bathroom is fitted with a stylish suite made up of a bath with shower above, wall mounted hand wash basin and low level WC with clever built in storage cupboards.



- FULLY REFURBISHED
- CRITTALL STYLE INTERNAL DOORS
- STRIKING FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY
- KITCHEN/ DINER
- MEDIA WALL
- EXTENSIVE BUILT IN WARDROBES TO BED 1
- SIZABLE REAR GARDEN AND GARAGE





### Grounds and Gardens

To the front is a double width tarmac driveway providing ample off road parking and extending down the side, via gates to the rear garden. To the rear is a large patio adjacent to the rear of the house, beyond which is a good sized lawned garden with panel fence surround. A sizable detached garage sits alongside, with double doors to the front and a single door and window to the side, power and lighting.

### 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 - TBC

Freehold

Broadband providers - Openreach - 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 7QS**

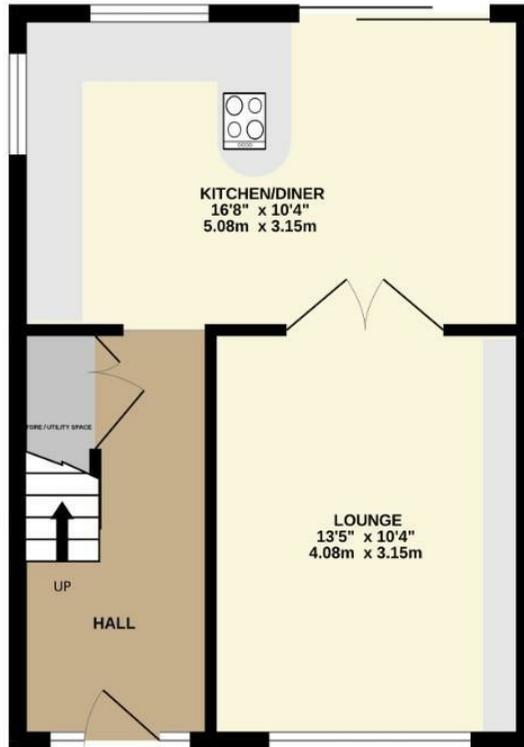
What 3 Words: **thick.craft.fried**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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