

29 Hazel Road

Cheadle Hulme, Cheshire, SK8 7BN



mosley jarman



**29 Hazel Road, Cheadle Hulme,
Cheshire, SK8 7BN**

£360,000

A well appointed three bedroom semi-detached family home situated in a popular residential location within a short walk of Cheadle Hulme village, train station and within the school catchment area for Lane End Primary School and Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating (warmed by a combination boiler) and off road parking for several cars. In addition the property offers fantastic potential to extend (subject to planning permission). The accommodation includes; porch (with downstairs wc), living room (with gas fire and modern surround) and a dining kitchen (fitted with matching wall and base units, space for appliances and French doors to the rear garden). To the first floor there is a landing providing access to three bedroom (master bedroom benefitting from integral storage) and a modern shower room.



- A well-appointed semi-detached family home
- Well prestened throughout
- Gas fired central heating
- Cul-de-sac location
- Close to Cheadle Hulme village and train station
- Three bedrooms
- Dining kitchen
- UPVC double glazing
- School catchment for Cheadle Hulme High School
- Off road parking for several cars



The Grounds and Gardens

To the front of the property there is a front lawn and a driveway providing off road parking for several cars. To the rear of the house there is a garden which is mainly laid to lawn.

The Location

The property is situated in a popular residential location close to the centre of Cheadle Hulme village, train station and within the school catchment area for Oak Tree Primary School and Cheadle Hulme High school. 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

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 Virgin Media, EE and 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 7BN**

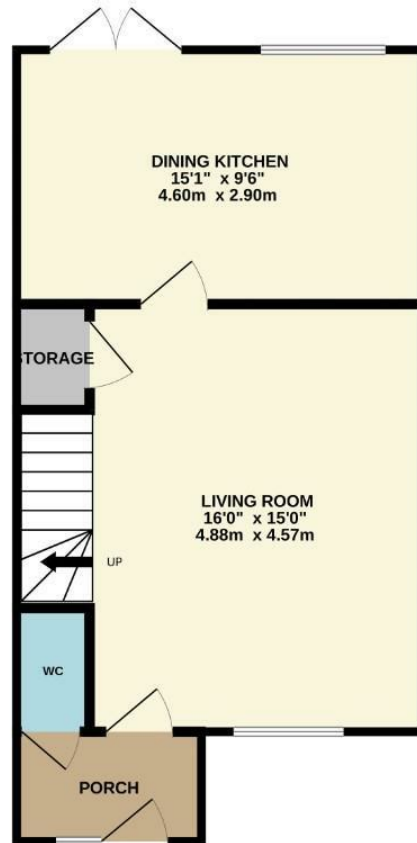
What 3 Words: **laws.vibe.clock**

Council Tax Band: **C**

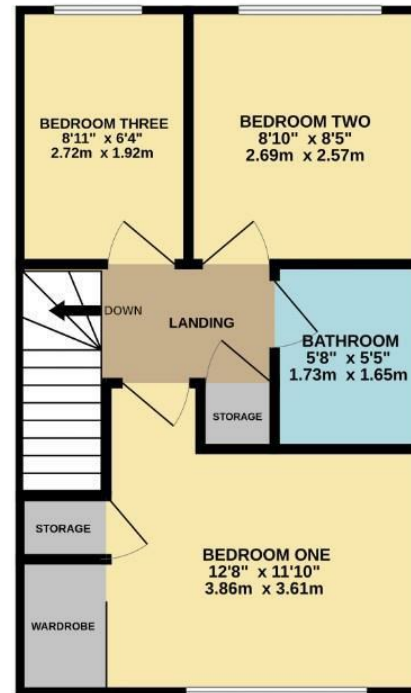
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 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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