

# 14 Roche Gardens

Cheadle Hulme, Cheshire, SK8 7QT



*mosley jarman*









## 14 Roche Gardens, Cheadle Hulme, Cheshire, SK8 7QT

**£550,000**

A well-proportioned four bedroom detached family home situated in a quiet cul-de-sac on the Hursthead estate close to the centre of Bramhall and Cheadle Hulme villages and within the catchment for Hursthead Primary School and Cheadle Hulme High School.

The accommodation includes: a hallway, downstairs WC, living room (with feature solid fuel burner), family/dining room (with access to the garden via sliding patio doors), kitchen (with matching wall and base units, complete with washing machine, dishwasher, fridge freezer, ceramic hob and double oven) and a garage.

To the first floor there is a spacious landing (with loft access), bedroom one (with fitted wardrobes), three further bedrooms and a modern bathroom (with matching three-piece suite, shower over the bath and heated towel rail).

Outside, there is a driveway to the front providing off road parking for two cars and to the rear is a garden which is mainly laid to lawn with plants, borders and bushes and a patio area.



- CUL DE SAC LOCATION
- 4 GENEROUS BEDROOMS
- IDEAL FAMILY HOME
- CLOSE TO CHEADLE HULME AND BRAMHALL VILLAGES
- CHEADLE HULME HIGH CATCHMENT
- DRIVEWAY AND INTEGRATED GARAGE
- HURSTHEAD PRIMARY CATCHMENT
- CHAIN FREE SALE







### Grounds and Gardens

Outside, there is a driveway to the front providing off road parking for two cars and to the rear is an enclosed garden which is mainly laid to lawn with a patio area and well stocked beds and borders.

### 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

Tenure - Freehold

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

If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK8 7QT**

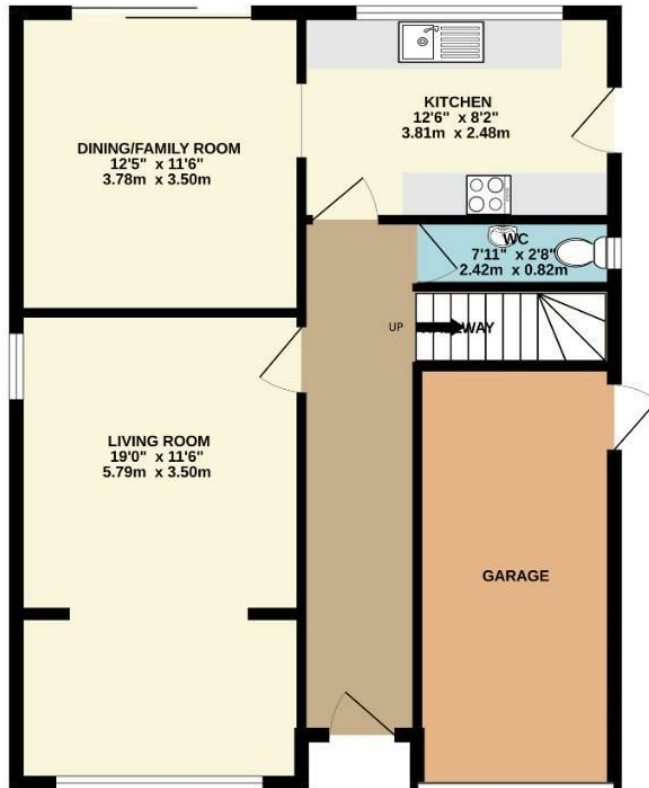
What 3 Words: **drift.hurls.pinks**

Council Tax Band: **E**

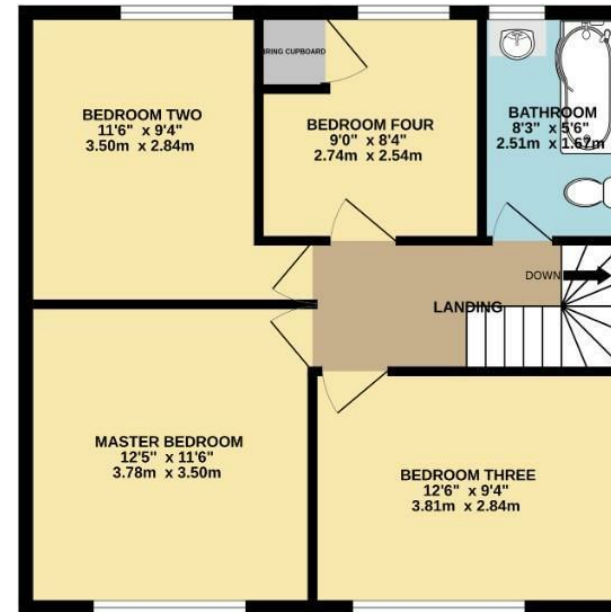
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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