

1 Kings Road

Cheadle Hulme, Cheshire, SK8 5EL



mosley jarman



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£495,000

A well presented and extended three-bedroom semi-detached family home, ideally positioned in a sought-after residential area close to local shops, amenities, and within the catchment for Oak Tree Primary School and Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating, ample off-road parking for multiple vehicles and enjoys a desirable corner plot location.

The accommodation includes; a porch leading into a entrance hallway, complete with a storage cupboard and stairs to the first floor. The generously sized living room is full of character, featuring two fireplaces, a beautiful bay window, and ample space for a dining area. The showpiece of the home is the contemporary kitchen, thoughtfully designed with a range of matching wall and base units, Quartz work surfaces, and premium AEG appliances. Flowing seamlessly into an additional dining space, this area is ideal for family living, with French doors opening directly onto the rear garden to create a wonderful connection between indoor and outdoor living.

The first floor features a landing giving access to three generously sized bedrooms, with the master benefiting from bespoke fitted wardrobes. A stylish family bathroom is finished to a high standard, complete with tiles floor to ceiling, a vanity sink unit, bath with shower over and a heated towel rail. A separate WC completes the accommodation on this level.



- A well-presented and extended three-bedroom semi-detached family home
- Situated in a sought-after residential area close to local shops and amenities
- Within the catchment area for Oak Tree Primary School and Cheadle Hulme High School
- Benefits from UPVC double glazing and gas-fired central heating
- Ample off-road parking for multiple vehicles
- Occupies a desirable corner plot position
- Stunning Kitchen and family bathroom
- Quartz work surfaces and premium AEG appliances



The Grounds and Garden

The property enjoys a superb corner plot, offering off-road parking for several vehicles along with access to the garage. To the rear, there is a private garden predominantly laid to lawn, complemented by a decked area that provides an ideal space for outdoor dining and entertaining.

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

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 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 5EL**

What 3 Words: **opens.names.teach**

Council Tax Band: **D**

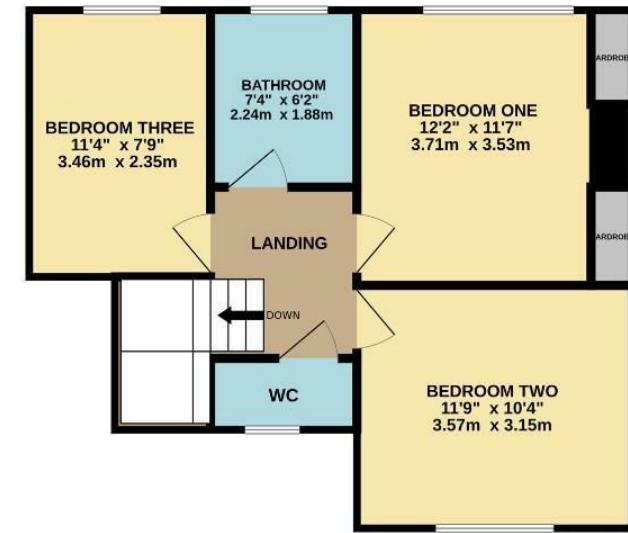
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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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