

157 Grove Lane

Cheadle Hulme, Cheshire, SK8 7NG



mosley jarman



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£475,000

A semi-detached cottage built circa 1700 situated in a hugely convenient location on the borders of Cheadle Hulme, Bramhall and Woodford within walking distance of Bramhall Village and the train station as well being in the school catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from off road parking, UPVC double glazing, gas fired central heating (run by a modern Vaillant combination boiler) and large well-established garden to the rear. Internally the house retains a host of original features and charm.

The accommodation includes; entrance hall (with fitted storage, understairs cupboard and 'Mandarin Stone' tiled floor with underfloor heating), living room (with log burner), sitting room (with French doors leading to rear) and extended dining kitchen (with matching wall and base units, integrated range style oven, integrated dishwasher and extensive granite work surface). To the first floor there is a landing providing access to a master bedroom, two further double bedrooms, WC and stylish family bathroom (tiled floor to ceiling with 'Mandarin Stone' tiles). There is a double width driveway providing off road parking to the front and an enclosed private mature garden to the rear with a large stone laid patio.

- Attractive semi-detached cottage
- Sought after residential position
- Extended dining kitchen
- Well presented throughout
- Three double bedrooms
- Two / Three reception rooms
- Off road parking
- Sizable rear gardens



Grounds and Gardens

There is a double width driveway providing off road parking to the front and an enclosed and surprisingly long mature garden to the rear with a large stone laid patio, grassed area with mature shrub borders and at the end a large timber summer house in addition to two smaller sheds.

Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic 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, water 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 Virgin Media.

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.

Postcode:

SK8 7NG

What 3 Words:

wisdom.middle.looks

Council Tax Band:

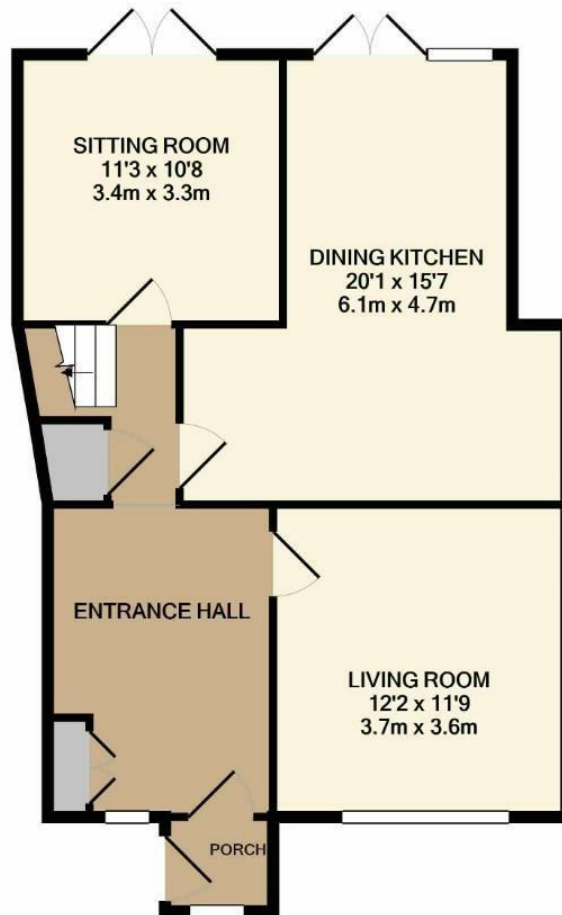
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EPC Rating:

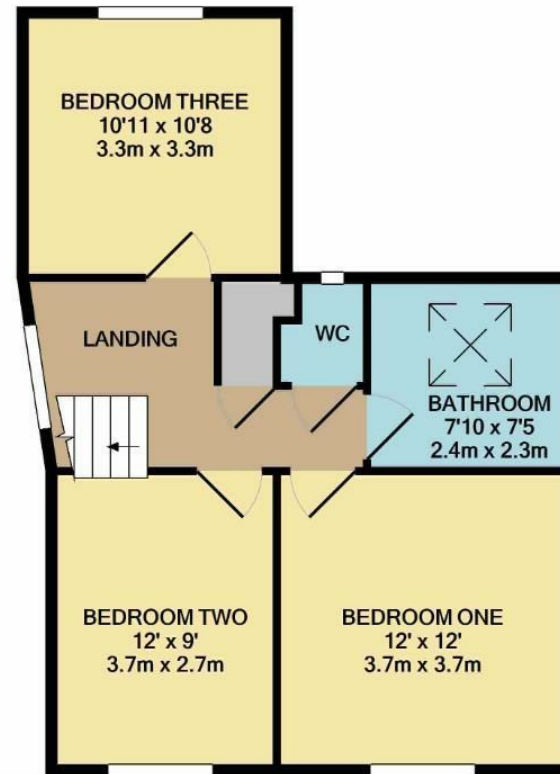
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Tenure:

Leasehold



GROUND FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

T: 0161 439 5658

www.mosleyjarman.co.uk

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