



77 Hill Top Avenue, Cheadle Hulme, Cheshire, SK8 7JA

mosley jarman

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£3,750 Per Calendar Month

- Parking - Private off road parking for 3/4 cars & attached garage
- Heating - Gas central heating
- Mains - Gas, electric, water and drainage
- EPC rating - D (58/73)
- Council Tax band - G (Stockport).
- Refuse - Stockport Council operate a chargeable garden waste disposal service. For full details please visit www.stockport.gov.uk/garden-waste
- **Flood Risk - There is a very low flood risk for this property.
- *Broadband providers - Openreach, and Virgin Media. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, and Three.
- *Mobile providers- Likely access to EE, O2, and Vodafone. Limited access to Three
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential tenants to do their own checks before committing to renting the property. ** Information provided by GOV.UK





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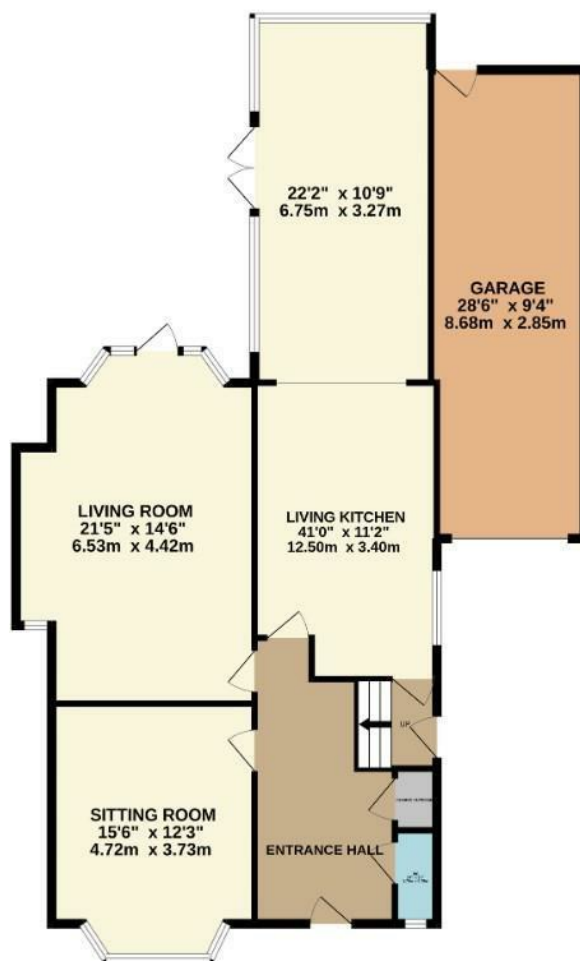
A beautifully presented and extended four double bedroom, two bathroom 1920's detached family home situated in a sought after location in the Swann Lane Conservation Area within walking distance of Cheadle Hulme Village, train station, and in the school catchment area for Hursthead Primary School and Cheadle Hulme High School. The property retains a host of original features (including; high ceilings, picture rails and high skirting boards) and benefits from gas fired central heating, UPVC double glazing (with stained glass insets), and fantastic garden. The accommodation includes; entrance hallway (with downstairs wc and cloak room), sitting room (with bay window and plantation shutters), living room (with bay window, access to garden and inglenook with LED lighting) and superb living kitchen (refitted in 2019 with contemporary matching wall and base units, large island/ breakfast bar, integrated AEG appliances, granite work surfaces and spacious living/ dining area with French doors onto the garden). In the cellar are two chambers (one of which is tanked), one of which is currently being used as a utility room and the other a store room. To the first floor is a landing (with loft access/pull down ladder), four double bedrooms (three with fitted wardrobes), a family bathroom (with jacuzzi bath, separate shower cubicle with rainwater shower head, heated towel and fully tiled walls and a floor) and second bathroom (with walk-in shower, vanity unit, fully tiled walls and floor and heated towel rail). Outside a large driveway to the front provides off road parking for several cars with access to an attached garage (with lights and power). To the rear of the house is a stunning landscaped garden (with access to the garage, separate garden store, large lawn. UNFURNISHED. AVAILABLE: IMMEDIATELY



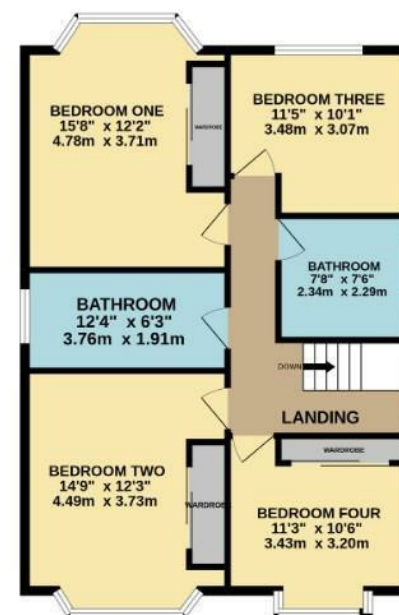
BASEMENT
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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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PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. the buyer is advised to obtain verification from his or her Professional Buyer. References to the tenure of the proeprty are baed on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

