

26 Rushfield Road

Cheadle Hulme, Cheshire, SK8 6NN



*mosley jarman*



## 26 Rushfield Road, Cheadle Hulme, Cheshire, SK8 6NN

**Offers Over £550,000**

An immaculately presented and extended three-bedroom, two-bathroom semi-detached family home, ideally located close to Cheadle Hulme village and within the catchment area for Thorn Grove Primary School and Cheadle Hulme High School.

The property has been fully refurbished and thoughtfully extended to an exceptional standard, creating a superb family home. Further benefits include uPVC double glazing, gas-fired central heating, off-road parking and a garage store.

The accommodation comprises a storm porch leading into a welcoming entrance hallway with stairs and useful storage. There is a stylish ground floor shower room with a walk-in shower, heated towel rail, vanity unit, and LED mirror. The sitting room features a bay window with shutters and a gas fire.

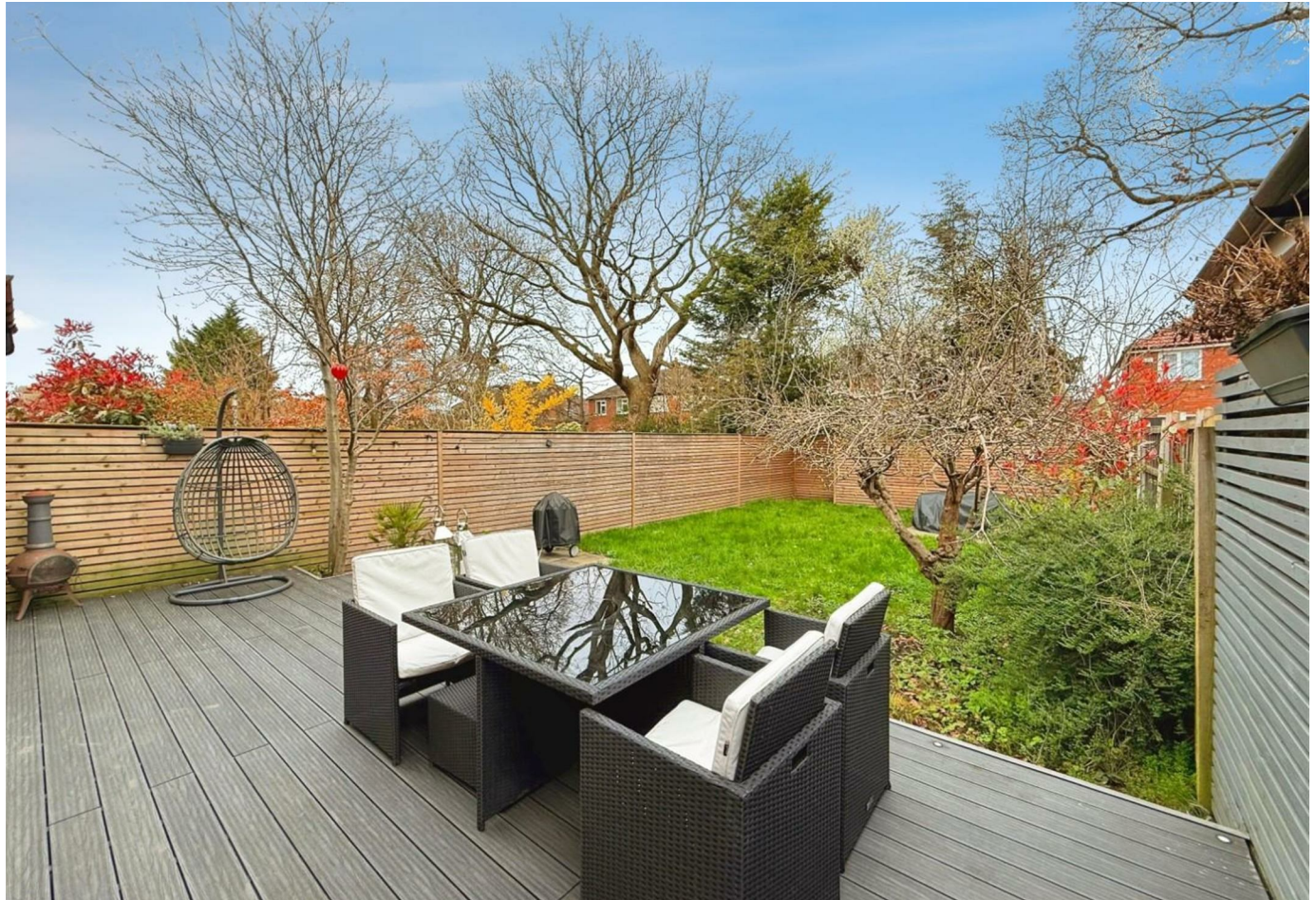
To the rear is a stunning open-plan living kitchen with a large central island, granite worktops, wine cooler, and high-quality integrated appliances. Bi-fold doors open onto the rear garden, and there is access to a separate utility room, creating an ideal space for modern living, dining and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms. The principal bedroom has been reconfigured to include a dressing area, vaulted ceiling, and a large window with shutters overlooking the rear garden. The remaining bedrooms are also generous in size, with the second benefiting from shutters.

A contemporary family bathroom completes the accommodation, featuring a bath with shower over, heated towel rail and a floating sink unit.



- An Immaculately presented and extended family home
- Situated in a popular residential area close to Cheadle Hulme village
- Gas fired central heating and uPVC double glazing
- Master bedroom with dressing room and vaulted ceiling
- Utility room and garage store
- Three bedrooms and two bathrooms
- Fully refurbished and thoughtfully extended to an exceptional standard throughout
- Stunning open plan living kitchen
- Within the catchment area for Cheadle Hulme High School
- Off road parking



### The Grounds and Gardens

To the front of the property, there is a driveway providing off-road parking and access to a garage store, ideal for the storage of tools etc. The front garden is mainly laid to lawn and complemented by a variety of mature bushes and shrubs. To the rear, the property boasts an excellent garden featuring a composite decking area, perfect for outdoor entertaining. The garden is predominantly laid to lawn, with well-established bushes, shrubs, and trees that offer a high degree of privacy.

### 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

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 - 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, Openreach, 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 6NN**

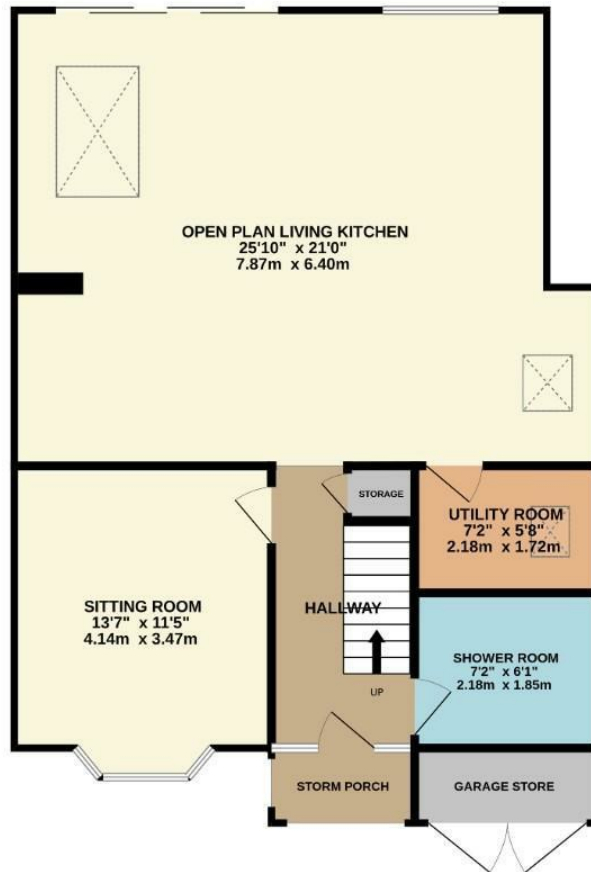
What 3 Words: **flops.raced.final**

Council Tax Band: **C**

EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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