

74 Ravenoak Road
Cheadle Hulme, Cheshire, SK8 7EG



mosley jarman





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£550,000

No Onward Chain A most attractive and excellently positioned detached home, situated on the Bramhall side of Cheadle Hulme, close to Cheadle Hulme High School, an excellent range of local amenities on Church Road and within easy reach of Cheadle Hulme Village and its mainline station. Positioned on a lovely wide plot, the property may lend itself to a side extension (subject to any necessary consents) whilst still retaining a generous rear garden, and as such is bound to appeal to the growing family buyer.

The house is approached via a charming stone bound resin driveway and garden frontage with a mature hedge front border which is a feature which continues around much of the plot, and comprises an entrance porch leading through to a spacious hallway with useful understairs WC. To the front is a bay fronted lounge with a feature fire surround and an opening through to the dining room which is flooded with natural light through the French doors which open to the conservatory. With double doors opening out to the rear garden, the conservatory has a polycarbonate roof and central heating making it a useable space all year around. The breakfast kitchen is situated to the rear and houses a good range of floor and wall units with an integrated fridge/ freezer, oven, microwave, gas hob and slimline dishwasher and space for a washing machine. There are French doors opening to the rear garden and another door to opening to the side.

On the first floor the landing leads through to two double bedrooms, both with built in wardrobes and a third smaller bedroom. The family shower room has been updated with a large walk in shower enclosure, low level WC and hand wash basin and has 'wet wall' panels throughout.

- ATTRACTIVE DETACHED HOME
- CLOSE TO CHEADLE HULME HIGH
- 3 GOOD SIZED BEDROOMS
- EXCELLENT EXTENSION POTENTIAL
- DETACHED GARAGE
- GOOD SIZED GARDENS







Grounds and Gardens

Externally there is a sizable garden and driveway frontage leading to the detached garage with gated access at the side. The side and rear gardens are a good size, surrounded by mature hedge borders and featuring stone bound resin patios and pathways and a large lawn.

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 - 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

Postcode: **SK8 7EG**

What 3 Words: **tummy.lived.aims**

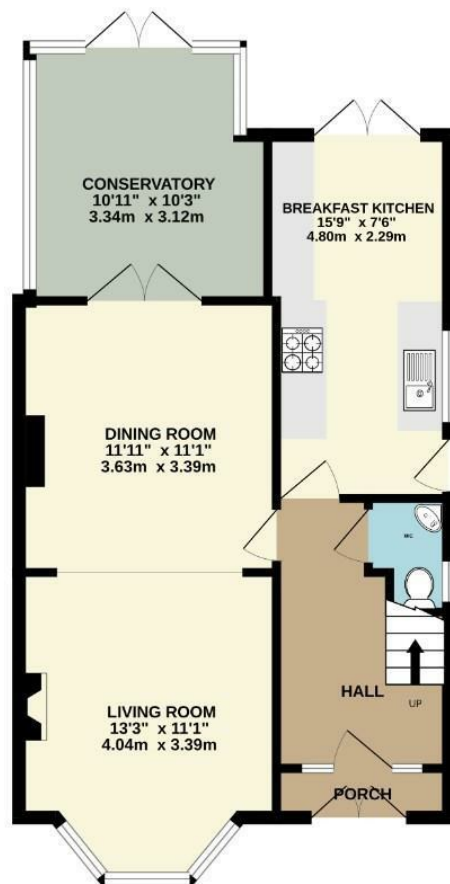
Council Tax **E**

Band: **D**

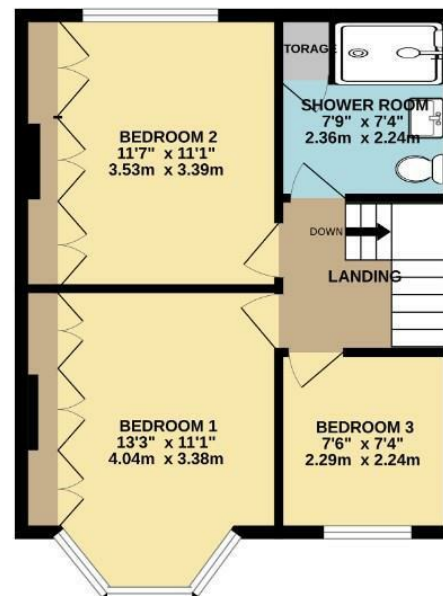
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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