

**5 Tewkesbury Close**  
Cheadle Hulme, Cheshire, SK8 7QQ



*mosley jarman*



## 5 Tewkesbury Close, Cheadle Hulme, Cheshire, SK8 7QQ

**£425,000**

A well-presented and extended three bedroom semi-detached family home situated on the extremely popular Hursthead estate close to both Bramhall and Cheadle Hulme villages. The property is in the catchment area for Hursthead Primary School and Cheadle Hulme High School and benefits from UPVC double glazing, gas fired central heating, off road parking and Cul de sac location.

The accommodation comprises a welcoming living room featuring a charming cast iron fireplace and useful understairs storage. The property also offers a stunning dining kitchen, fitted with a range of matching wall and base units, a large breakfast island providing additional preparation and seating space and ample room for a family dining table. Completing the ground floor is a conservatory, currently used as a practical utility area. On the first floor, a landing provides access to three well-proportioned bedrooms and a modern bathroom finished with contemporary fixtures and fittings.

- A well presented and extended semi-detached family home
- Stunning open plan dining kitchen
- Close to both Bramhall and Cheadle Hulme villages
- UPVC double glazing and gas-fired central heating
- South facing garden
- Three bedrooms
- Situated on the highly popular Hursthead Estate
- Within the catchment area for Hursthead Primary School and Cheadle Hulme High School
- Off road parking



### The Grounds and Gardens

To the front of the property there is a well-maintained lawned garden, creating an attractive approach to the home. A driveway sits alongside the lawn and provides convenient off-road parking for vehicles. To the rear of the property there is a South-facing garden, benefiting from plenty of natural sunlight throughout the day. The garden has been landscaped to include a lawn and a paved patio area, offering an ideal space for outdoor seating, dining, or entertaining. In addition, there are two garden sheds which provide useful storage.

### 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 - 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 & 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 7QQ**

What 3 Words: **wages.energy.march**

Council Tax Band: **C**

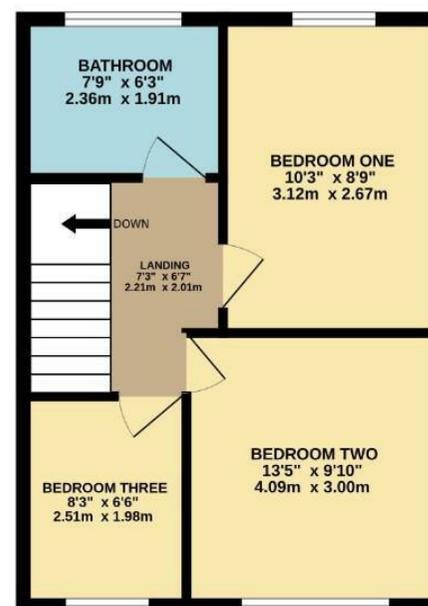
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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