

8 Easby Close

Cheadle Hulme, Cheshire, SK8 7QR



mosley jarman



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Offers Over £675,000

Video Tour Available- A superbly presented, extended and remodelled four double bedroom, two bathroom detached family home is now available. This exceptional property is situated at the end of a quiet cul-de-sac on a large corner plot within the tranquil Hursthead Estate. The house boasts proximity to the vibrant centres of Bramhall and Cheadle Hulme villages, making it conveniently located for everyday amenities and leisure activities. Located within the school catchment area for the highly regarded Hursthead Primary School and Cheadle Hulme High School, the property ensures excellent educational opportunities for children. The house benefits from UPVC double glazing and gas-fired central heating (run by a pressurized cylinder, off-road parking available for several cars and large, well-established gardens. The accommodation includes; entrance hallway, down stairs wc, a spacious living room (with living flame gas fire and surround), a stylish living kitchen (the kitchen is fitted with contemporary matching wall and base units, integrated appliances, granite work surfaces, breakfast bar and French doors onto the garden), separate dining area) and family room. To the first floor is a landing (with loft access and airing cupboard), four double bedrooms (one with fitted wardrobes and one with shower room) and a modern family bathroom (with matching three piece suite, rainwater shower head, heated towel rail and fully tiled walls and floor).



- Extended and remodelled four double bedroom detached family home
- School catchment area for Hursthead Primary School
- Superbly presented throughout
- Large well established South West facing garden
- Spacious living kitchen
- Quiet cul-de-sac location
- School catchment area for Cheadle Hulme High School
- Off road parking for several cars and attached garage
- Two bathrooms and down stairs wc
- Freehold



The Grounds & Gardens

To the front of the house is a large imprinted concrete driveway that provides off road parking for several cars and leads to an attached garage (with up and over door, lights and power). To the rear of the property is a large South West facing garden (with lawn, planted shrubs and borders, imprinted concrete patio, greenhouse, timber shed and electrical point).

The Location

The property is well located on the Hursthead Estate in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within school catchment area for Hursthead Primary School and Cheadle Hulme 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, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- Present at Property

Planning Permission Approved 2011- Stockport Planning Portal ref. DC/046577 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*. Some limited indoor coverage.

* 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 7QR**

What 3 Words: **press.clay.option**

Council Tax Band: **E**

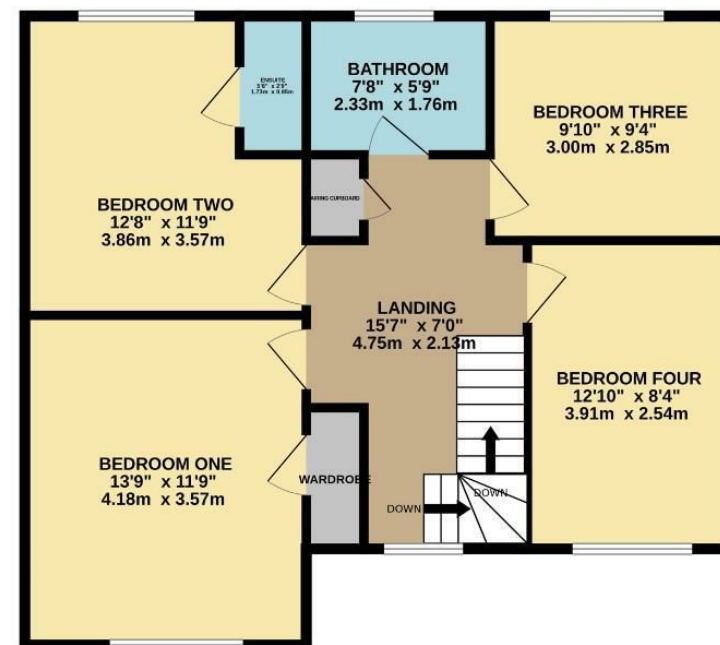
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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