



jordanfishwick

12 LONGSIGHT LANE CHEADLE HULME CHEADLE SK8 6PW

Guide Price £650,000

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An extended four bedroom 1930's detached family home enjoying a superb location with lovely open fields to the front and a good size private west facing garden. The accommodation comprises: an entrance hall with tiled floor, cloakroom/downstairs wc and stairs to the first floor. The dining room is to the front of the property with a bay window, a fabulous size lounge, lovely inglenook and a door opening through into the family room/dining kitchen. The excellent size family room/dining room is fitted in a matching range of white units, there is ample room for a kitchen table with comfy seating and french doors onto the good size private garden. There is a utility room and a storage garage. On the first floor, there are four bedrooms, the master being of great proportion and having an en-suite shower room. Bedroom four currently has a staircase giving access to the loft area with good amount of head height for added storage, a large Velux window and storage cupboard. Family bathroom. Outside, to the front there is gated parking and to the rear there is a good size west facing garden.

Entrance Hallway
Access to the dining room, kitchen downstairs W.C and staircase to first floor with spindled balustrade. Ceramic tiled floor

Dining Room
13'8" x 11'6"
A large reception room with a feature fireplace. uPVC double glazed bay window to the front aspect with a further UPVC double glazed window to the side. Wall mounted radiator. Dado rail. Access to living room.

Lounge
20'8" x 12'9"
A very large reception room comprising an inglenook fireplace. Dado rail. Decorative ceiling cornice, original style patio doors leading into the rear extension / Family room.

Kitchen
17'7" x 11'8"
The kitchen consists of a modern fitted white kitchen which comprises a range of wall, base and drawer units with complementary black work surfaces with tiled splashback. Incorporated in the worksurface is a sink bowl and drainer unit. Integrated double oven. Ceramic tiled flooring. UPVC double glazed window to the side aspect and access through to the rear extension / family room.

Family Room
21'7" x 10'2"
This large open plan space creates an additional dining and sitting room. UPVC double glazed windows providing views to the rear garden. UPVC double glazed patio doors leading to the rear garden. Ceramic tiled flooring. Wall mounted radiator.

Downstairs W.C
Modern and stylish two-piece white suite consisting of a low-level WC, corner wash basin. Ceramic tiled floor. Part tiled to the walls

Utility Room
7'8" x 7'7"
A practical utility room and comprising fitted wall and base units with roll top work surfaces. There is space for a washing machine and space for fridge freezer. Access to the garage and access to the rear garden

Landing
Access to four bedrooms and the family bathroom.

Bedroom One
18'3" x 10'9"
A large double bedroom comprising a UPVC double glazed window to the rear aspect. Wall mounted radiator. Large bank of fitted wardrobes providing storage and hanging space. Access to the ensuite

Ensuite
10'9" x 3'8"
A modern and stylish ensuite comprising a low-level WC with pushbutton flush, wash hand basin with vanity storage unit. Shower enclosure with glazed shower screen and shower fittings. Part tiled to the walls. Ceramic tiled flooring. Window to the side aspect.

Bedroom Two
14'0" x 10'9"
Located at the front of the property this double bedroom comprises a UPVC double glazed bay window. Wall mounted radiator. Fitted wardrobes providing storage and hanging space.

Bedroom Three
12'2" x 7'6"
A double bedroom located to the rear of the property with UPVC double glazed bay window. Wall mounted radiator.

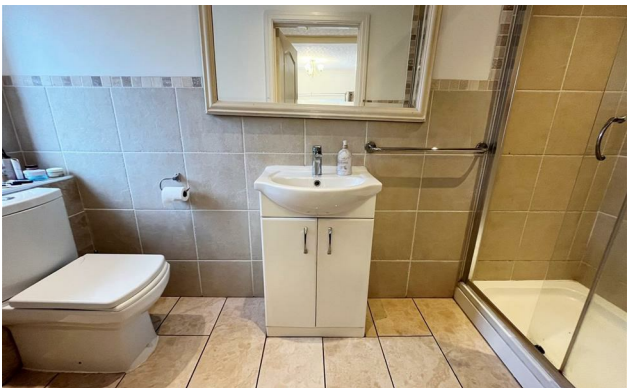
Bathroom
9'1" x 7'8"
A modern three piece white suite comprising a low level W.C, panelled bath and wash hand basin. UPVC double glazed windows to the front and side aspect. Tiled floor. Towel rail.

Bedroom Four
7'10" x 7'2"
UPVC double glazed window to front aspect, wall mounted radiator. Staircase leading to the loft room.

Loft Room
26'0" x 14'11"
Useful storage space. Velux skylight to the rear. Storage base within the eaves.

Garage
9'6" x 7'8"
With up and over door to the garage storage space.

Garden
To rear the property of the garden is mature with a private leafy aspect. The garden is laid mainly to lawn with a patio area. To the front of the property there is a driveway providing off-road parking for a number of vehicles and access to the storage garage. The property has an open aspect to the front with views to the fields.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	