



£450,000
Calderbrook Drive, Cheadle Hulme, Cheadle, SK8 5RZ



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Before you know the value of your home
know the value of your estate agent.

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Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

0161 260 0444
sales@warrensonline.co.uk
www.warrensonline.co.uk

Looking for a well placed, FOUR BEDROOM STYLISHLY PRESENTED DETACHED HOME? We think you will find that number 54 is worthy of consideration! Situated on the well regarded Ladybridge Park Development, this home offers well proportioned, extended accommodation which is presented exceptionally well by its proud owners.

We would recommend a viewing so that you can appreciate the accommodation on offer, but in the meantime let's talk you through it.

Come in; having parked on the key block drive, enter through the stylish front door into the entrance hallway. The smart, contemporary style here sets the tone for the home. On your left a glazed door opens into the living room. The focal wall mounted electric fire is set off by the stylish wall paper on the feature wall. The laminate floor flows seamlessly into the snug. A sliding patio door opens into the elegantly presented sun room to the rear which in turn opens to the rear garden for those occasions when good weather beckons you out.

A door to the right of the hall leads to the 'L' shaped dining kitchen. To the front there is a dining area. The kitchen with white high gloss cabinetry is a good size. There is a breakfast table where guests can sit and chat to the chef whilst the meal or drinks are prepared.

Off the kitchen is the downstairs W.C.

Retrace your steps to the hall. Head upstairs to the landing where you will find doors to each of the bedrooms and the recently fitted four piece bathroom. The bathroom is most worthy of mention; an elegant setting with modern fittings, storage spaces and a designer towel rail with shelf space; a place for everything and everything in its place!

Outside, to the front of the property there is a block paved drive which adjoins a shaped lawn. A gate to the side opens to path which leads to the rear.

To the rear, the garden is paved for ease of maintenance. There are two tiers. A step leads from the lower tier to the good size patio area.

The property is within the catchment area for local schools and is close to a range of local amenities, making it a perfect choice for families looking to settle in a vibrant and friendly community. Cheadle Hulme Village (including Cheadle Hulme Train Station) is approximately one and a half miles away. Cheadle Village is around two miles away.

Tenure: Freehold

EPC: TBC

Service Charge: There is annual service charge of £270 which not only contributes to the maintenance of the area but also includes use of the Ladybridge Park Residents Sports & Social club!

Council Tax: D

Flood Risk: Very Low

Mobile and broadband available dependent upon provider.

Please note: Material Information has been sourced from 3rd party sources. We recommend that you seek verification yourself too, of course.

Material Information: Any Information added by us has been obtained from Land Registry or Sprift, who in turn collect their information from The Land Registry and Local Government sources when relevant. We strongly advise before purchasing you check this data is correct as we cannot be held responsible for displaying the sourced information which may then turn out to be incorrect. Instances of incorrect information may be where the Land Registry has a time lag and the owner of a property has purchased the Freehold but this has not been registered yet, or where the details of the Leasehold are not obvious on the Land Registry. Human error can also account for information being incorrect and we are unable to verify if the data is correct due to how the Land Registry works. Please note, some websites might block our attempts to provide you with links to the relevant information sources, so please contact our office if you need these.

Ground Floor

Entrance Hall - 7' 4" x 4' 6" (2.25m x 1.38m) Composite front door. Radiator. Stylish LVT floor. Glazed panel door to the living room



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(to the left) and kitchen (to the right). Stairs lead ahead to the first floor.

Living Room - 14' 4" x 12' 3" (4.38m x 3.74m) A good sized, tastefully appointed living room. UPVC double glazed window to the front. Radiator. Laminate floor. Floating electric living flame effect fire. Opening to the snug area (which, in turn, leads to the conservatory).

Snug - 8' 8" x 6' 11" (2.66m x 2.13m) The laminate flows from the living room for a seamless integration of the two areas. Radiator. Sliding patio door into the sun room.

Sun Room - 9' 9" x 8' 9" (2.98m x 2.68m) UPVC sun room with a brick built base and a pitched roof. Laminate floor. UPVC double doors opening to the garden.

'L' Shaped Kitchen (Measured in 2 Parts) -

'L' Shaped Dining Kitchen - 27' 3" x 16' 0" (8.31m x 4.88m) ('L' shape measured to widest points)

The kitchen runs from the front to the rear of the property. There is a dining area to the front which is open to the kitchen which returns at the rear in an 'L' Shape. The stylish LVT flooring flows through the whole area.

Wall, base and drawer units. Space for an American Style Fridge Freezer/ Integrated wine cooler. Space for a washing machine. Integrated dishwasher. Tall pantry units. Space for a range style cooker. Small breakfast bar. Work surfaces. Tiled splash backs. Sink unit. UPVC double glazed window to the rear. UPVC double glazed window to the front. UPVC double glazed door to the rear. Radiators.

Door opening to the downstairs w.c.

Downstairs w.c. - 3' 9" x 2' 9" (1.17m x 0.86m) Low level w.c. Wash hand basin. Tiling.

First Floor

Landing - 8' 0" x 5' 11" (2.46m x 1.82m) Spindle balustrade. Doors to each bedroom and the bathroom/ w.c. Access to the loft room with a pull down ladder.

Bedroom - 13' 8" x 8' 9" (4.2m x 2.67m) UPVC double glazed window to the front. Radiator. Fitted wardrobes with matching bedside cabinets.

Bedroom - 9' 10" x 9' 6" (3m x 2.9m) UPVC double glazed window to the rear. Radiator. Fitted wardrobe.

Bedroom - 14' 7" x 6' 9" (4.47m x 2.08m) UPVC double glazed window to the front. Radiator.

Bedroom - 9' 6" x 6' 7" (2.92m x 2.03m) UPVC double glazed window to the front. Radiator.

Bathroom/W.C. - 5' 6" x 13' 11" (1.68m x 4.26m) This bathroom is tastefully appointed with a four piece suite comprising a stylish freestanding bath and freestanding taps incorporating a shower hose, a floating wash hand basin housed in a vanity unit, a separate shower cubicle, and a low level w.c.

There is a designer style towel radiator with shelves.

Tiled walls. UPVC double glazed window to the rear.

Exterior

Outside - To the front of the property there is a block paved drive which adjoins a shaped lawn. A gate to the side opens to path which leads to the rear.

To the rear, the garden is paved for ease of maintenance. There are two tiers. A step leads from the lower tier to the good size patio area.



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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.