



20 Aldersgate Road, Cheadle Hulme, SK8 7PJ

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An opportunity not to be missed!



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GUIDE PRICE: £510,000

DESCRIPTION Occupying a fine cul de sac position, a superb detached bungalow with the added benefit of a separate annexe providing individual and versatile accommodation. In brief the accommodation comprises, Entrance hall, lounge, stunning fitted kitchen opening to a large sun room/dining room, 2 double bedrooms, one with en-suite wc, and excellent family bathroom. The annexe could be used as extra accommodation or a separate office with 2 rooms and shower room. Outside and to the front, a paved hard standing provides off road parking and to the rear there is a good size, south facing lawned garden with raised timber deck area. An opportunity not to be missed!

LOCATION Aldersgate Road is a quiet cul-de-sac forming part of a mature, popular residential area situated approximately 1 mile from Bramhall village centre. Bramhall village centre offers a comprehensive range of facilities catering for most everyday requirements.

ENTRANCE HALL Upvc double glazed front door, radiator, meter cupboard, access to loft.

LOUNGE 15' 5" x 11' 6" (4.7m x 3.51m) Upvc double glazed bow window, two Upvc double glazed windows, radiator.

BEDROOM ONE 12' 3" x 11' 5" (3.73m x 3.48m) Fitted wardrobes, Upvc double glazed window, radiator.

BEDROOM TWO 15' 11" x 9' 8" (narrowing to 7' 6") (4.85m x 2.95m) Radiator, Upvc double glazed window, step down to :

EN-SUITE Pedestal hand wash basin, W.C., Upvc double glazed windows.

KITCHEN 13' x 9' 9" (3.96m x 2.97m) Fitted with a range of matching base and wall units comprising gas hob, stainless steel cooker hood, built in double oven, integrated dishwasher, fridge and freezer, plumbing for washing machine, stainless steel sink, radiator, Upvc double glazed window, step down to :

SUN ROOM/ DINING ROOM 20' 4" x 9' 10" (6.2m x 3m) Two sets of Upvc double glazed double doors, double glazed windows.

BATHROOM Fully tiled, W.C., hand wash basin, corner shower cubicle, airing cupboard.

ANNEXE

ROOM ONE 18' 7" x 11' 10" (5.66m x 3.61m) Two Upvc double glazed windows, base unit with inset sink.

ROOM 2/BEDROOM THREE 12' x 7' 10" (3.66m x 2.39m) Upvc double glazed window.

SHOWER ROOM Corner shower cubicle, pedestal wash basin, W.C., Upvc double glazed window.

OUTSIDE To the front and side a block paved driveway provides ample parking for several cars. To the rear a decked patio area, lawn with mature shrub borders, wooden summer house. The rear garden enjoys a southerly aspect

EPC rating D

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REF: 14236

GROUND FLOOR



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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9 Gatley Road
Cheadle
Cheshire
SK8 1LY
Tel 0161 428 1488

www.andrewdawson.co.uk

