



## 7 Brookfield House

Wilmslow Road, Cheadle

A well presented and spacious two double bedroom first floor apartment set within this imposing Manor House in a parkland setting with mature and landscaped communal gardens close to Cheadle village centre.

**£219,950**

91 HIGH STREET, CHEADLE SK8 1AA

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**Brookfield House is situated in a private and secure gated development in the picturesque setting of Brookfield Park yet convenient for Cheadle village centre.**

The spacious and well presented accommodation in brief comprises 'L' shaped entrance hall, lounge windows overlooking the communal gardens, dining kitchen fitted with a great range of eye and base level units and integrated appliances.

There are two double bedrooms, the master offering an en-suite shower room and the bathroom with white three piece suite completes the accommodation.

The property benefits from video entry phone receiver, lift access and electric security gates which give access to the mature and landscaped communal gardens, two allocated resident parking and additional visitor parking.

**LOCATION**

Brookfield House is situated in the picturesque Brookfield Park which is conveniently situated for Cheadle which offers a good selection of shops, bars and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre is close by together with access to the A34 bypass which leads to Handforth Dean and Stanley Green retail parks. Motorway connections to the M60 are available at both ends of the village, Manchester Airport is easily accessible whilst railway stations are situated at nearby Gatley and Cheadle Hulme.

**DIRECTIONS**

From our Cheadle office proceed along Gatley Road towards Cheadle centre, turn first right into Wilmslow Road. Turn left into Brookfield Park, Brookfield House can be found straight ahead.

**IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

Entry phone, stairs and lift to all floors.

**FIRST FLOOR**

**INDIVIDUAL ENTRANCE HALL**

'L' shaped entrance hall with storage cupboard, decorative architraving, wall mounted electric heater, recessed spotlights, entry phone receiver.

**LOUNGE 16'10 (5.13M) X 12'9 (3.89M)**

Via double opening doors from the entrance hall. Double glazed windows overlooking the communal gardens, television point, decorative architraving, recessed spotlights, telephone point.

**BREAKFAST KITCHEN 11'8 (3.56M) X 7'7 (2.31M)**

Fitted with a great range of base and wall units comprising cupboards and drawers incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer, four ring electric hob with canopy extractor hood over, built in eye level electric oven with combination microwave/oven over, plumbing for washing machine, space for condensing tumble dryer, integrated fridge with separate freezer below, space for breakfast table, double glazed window to the rear elevation overlooking the communal gardens, recessed spotlights, wall mounted electric heater.

**MASTER BEDROOM 12'2 (3.71M) X 11'6 (3.51M)**

Double glazed window overlooking the communal gardens, recessed spotlights, coved cornice to ceiling, television point, wall mounted electric heater, door to:

**EN-SUITE SHOWER ROOM**

White three piece suite comprising walk in shower cubicle, tiled surround, low level toilet, pedestal wash hand basin, part tiled walls, recessed spotlights, extractor fan, ceramic tiled flooring, wall mounted electric heater.

**BEDROOM 2 12' (3.66M) X 10' (3.05M) PLUS DOOR RECESS**

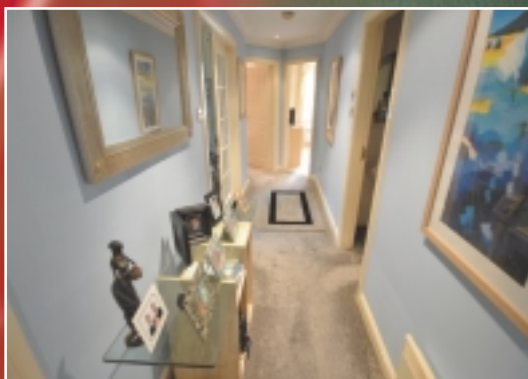
Double glazed window overlooking the communal gardens, coved cornice to ceiling, recessed spotlight, television point, wall mounted electric heater.

**BATHROOM**

White three piece suite comprising panelled bath with tiled surround, low level toilet, pedestal wash hand basin, part tiled walls, extractor fan, recessed spotlights, electric radiator.

**OUTSIDE**

Enclosed in private ground with electric security gates there are mature and landscaped communal gardens, two allocated resident parking and additional visitor parking.



### SERVICE CHARGE

£110.00 per month to include building insurance and repairs, lift insurance and maintenance, gardening, communal area lighting, refuse collection, window cleaning and cleaning of communal areas, security gates/system.

### TENURE

Understood to be Leasehold with a term remaining of 983 and an annual ground rent of £150.00.

### SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

### LOCAL AUTHORITY

Stockport Metropolitan Borough Council.

### COUNCIL TAX BAND

Council tax band E.

### POSTCODE

SK8 1HJ.

### POSSESSION

Vacant possession upon completion.

### VIEWING

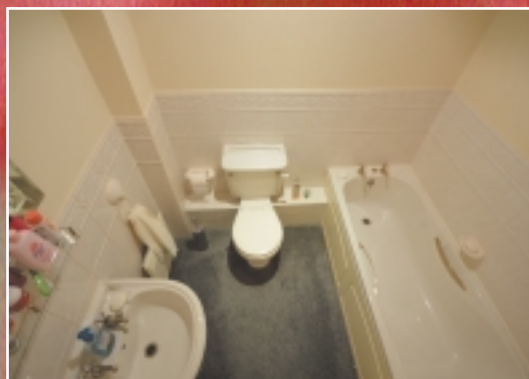
Viewing strictly by appointment through the Agents.

### SURVEYS

Gascoigne Halman offer a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. We can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this house or on any other property you might be considering, please call the Survey Department on 01565 751328 to discuss your requirements.

### RESIDENTIAL LETTINGS AND MANAGEMENT

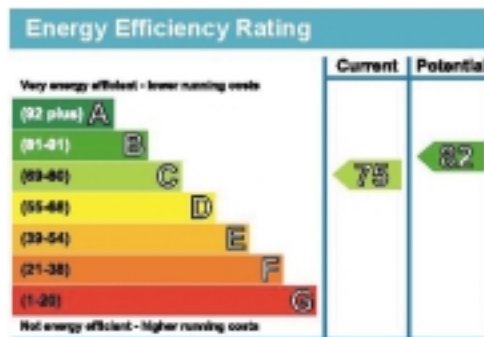
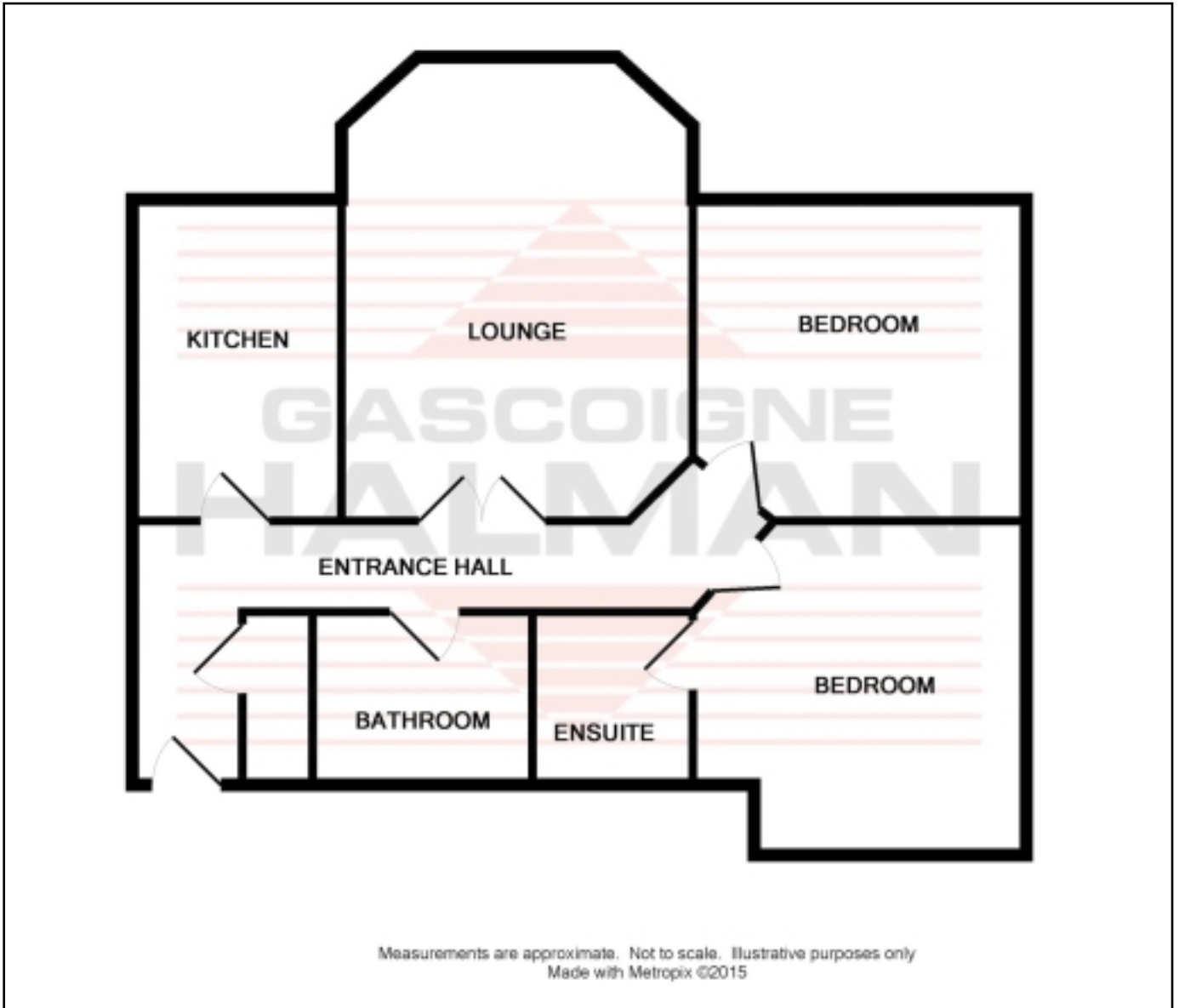
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email [lettings@gascoignehalman.co.uk](mailto:lettings@gascoignehalman.co.uk)



# THE AREA'S LEADING ESTATE AGENCY

## FLOOR PLANS

Not to Scale. For Illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

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