



**GASCOIGNE
HALMAN**

Ravenswood Drive, Cheadle Hulme
Offers Over £550,000.00

THE AREA'S LEADING ESTATE AGENCY



This four double bedroom detached family residence is positioned on Ravenswood Drive which is a superb cul-de-sac location close to excellent Schools such as Cheadle Hulme High School. Cheadle Hulme train station and Cheadle Hulme village with all its amenities is only a short walk away. Bramall Park Golf Club is a leisurely stroll as is Bramhall Park with its enjoyable gardens and recreational playground. This property really does enjoy a magnificent setting being surrounded by such fantastic facilities and this level of convenience is certain to suit many families.

Property details

- Highly Desirable Residential Cul-de-sac Setting
- Walking Distance to Cheadle Hulme Village & Cheadle Hulme Train Station
- Close to Cheadle Hulme High Schools
- Easy Access to Bramall Park Golf Club
- Four Double Bedroom Family Home with Excellent Development Potential (STPP)
- Quiet & Convenient Location Close to Amenities



About this property

This modern link detached family home reveals an entrance hallway which incorporates a downstairs WC for added day to day convenience. Stepping into the galley style kitchen breakfast room the kitchen displays excellent functionality and ample work top space with a range of base and wall mounted units. There is a breakfast bar where families can enjoy their morning breakfast. Double doors lead out to the immaculate rear garden. The dining room sits adjacent to the kitchen breakfast room which provides a fantastic relationship to the kitchen area as there is a somewhat open plan aspect. The dining room caters for social gatherings with friends and families whilst the picture window frames the perfect view of the beautiful garden. Stairs also lead up to the first floor but before doing so, it is important not to forget the immaculate separate living room which is beautifully styled. The bay window captures natural day light whilst also being a lovely feature of this outstanding reception room and which measures nearly 20ft in length. The first floor provides all the sleeping accommodation a family could want. Every bedroom is more than capable of providing the whole family with their own space to unwind and recharge for the next day. The master bedroom includes some useful fitted wardrobes and a main modern family bathroom includes a four piece suite. Externally a driveway provides ample off road parking for multiple vehicles which in turn leads to a single garage which could also be converted subject to a buyers requirements and any relevant permissions. The property also lends itself to be extended (STPP) which would allow family to create ample additional accommodation. To the rear the garden promotes a private setting with mature borders providing ample privacy and a large decked patio area accommodates ample garden furniture for all those summer social events.









DIRECTIONS

SK8 7DZ

COUNCIL TAX BAND

E

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

Construction

Brick Built Construction

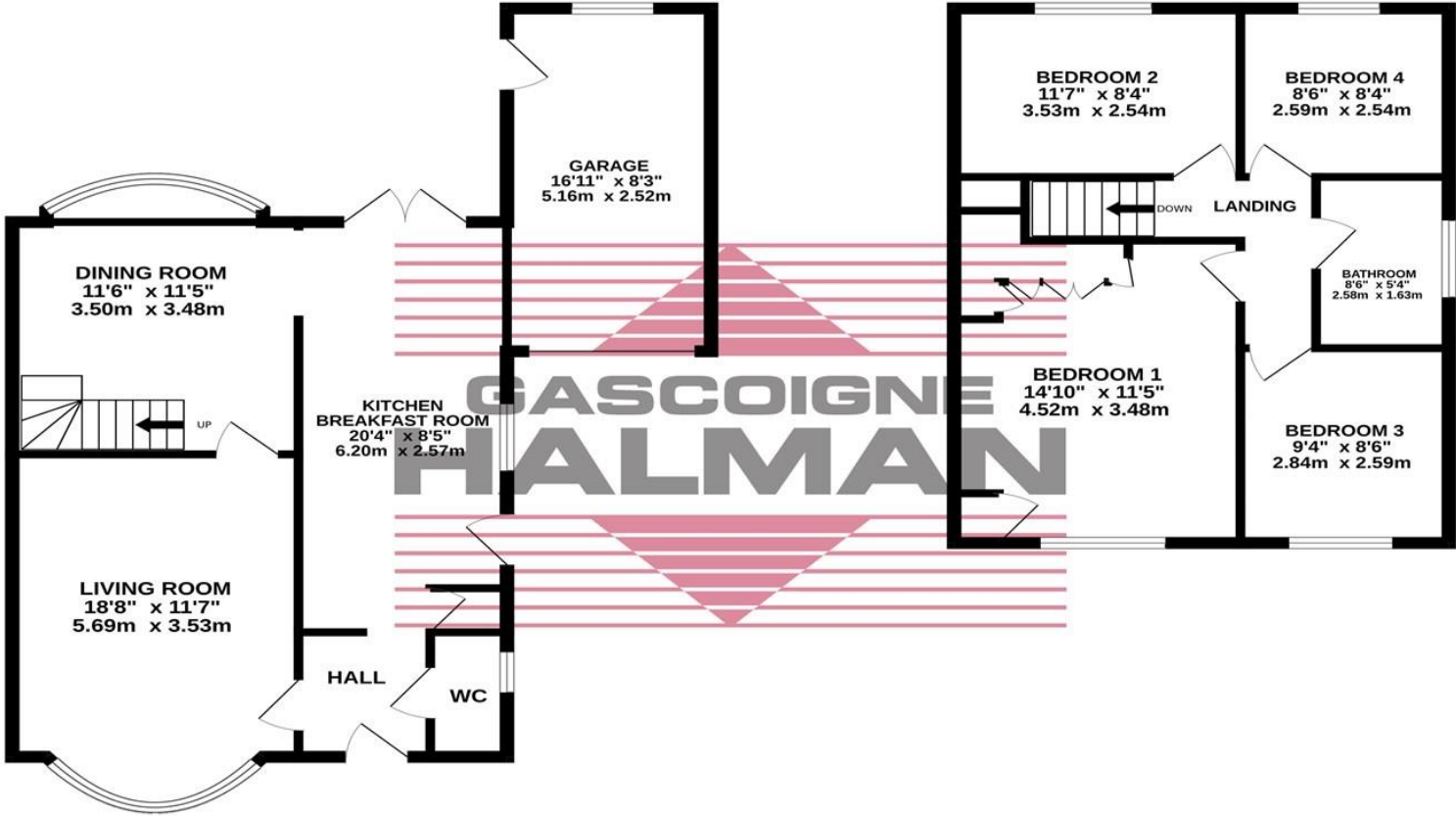
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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