

DELISA MILLER



Five bedroom extended detached property with gardens to three sides

Situated Within Walking Distance To Gatley Village

Completely renovated throughout to a very high specification

Offering Spacious Accommodation Throughout With Plenty Of Character



Park Road
Cheadle, SK8 4HP

£645,000

Entrance hallway

Stripped flooring, stairs to first floor accommodation, under stairs push and slide gloss storage drawers. radiator and decorative cover, coving to ceiling and ceiling mounted spot lights.

Playroom/bedroom 6/office 13' 5" x 7' 7" (4.1m x 2.3m)

Double glazed leaded windows to the front elevation, double radiator, ceiling mounted spot lights.

Lounge 12' 6" x 11' 2" (3.8m x 3.4m)

Beautifully presented lounge, tiled solid fuel fireplace and double glazed leaded bay window with lead lights over, coving to ceiling, tv point and vertical feature radiator,

Second reception room 12' 10" x 10' 10" (3.9m x 3.3m)

Second reception room, solid fuel feature fireplace with matching surround, stripped flooring, tv point, radiator, coving to ceiling, stunning wooden leaded doors leading into the kitchen/breakfast room with lead lights above.

Open plan kitchen dining area 11' 2" x 10' 6" (3.4m x 3.2m)

Bright and airy dining room, two velux kitchen roof windows allowing lots of natural light, glass windows to the side elevation whilst to the rear are quality bi-folding doors with units above overlooking the stunning rear garden. stripped flooring, two beautiful hanging ceiling lights and arch way into kitchen.

Kitchen 20' 4" x 12' 10" (6.2m x 3.9m)

Double glazed window to the rear elevation, breakfast island with storage, kitchen is fitted with high end wall and base units as well as lit glass display cabinets, splash back brick tiling, Belfast sink inset, rolled top complimentary work surfaces, Falcon 5 burner range style hob with extractor hood over and ovens beneath. ceiling mounted spot lights, wine rack, integrated fridge and freezer, pantry style walk in storage, double radiator and decorative cover, door leading into utility room.

utility room

Double glazed window to the side elevation, tile flooring, plumbed in for a washing machine and light point.

W/C

Low level soft close w/c, hand wash basin, radiator and frosted window.

Split landing

Entrance to all bedrooms and family bathroom, double glazed window to the side elevation, entrance to the loft area and ceiling mounted spot lights.

Bedroom one 20' 4" x 10' 6" (6.2m x 3.2m)

Fitted wardrobes, tv point, ceiling mounted spot lights, exposed ceiling beams, juliet balcony with internal wooden french doors, double glazed frosted window to the side elevation, fabulous shaker wood feature wall paneling, grey, horizontal antique style radiator and white glass block curved wall enclosing en-suite.

En-suite 10' 2" x 4' 11" (3.1m x 1.5m)

Tiled to wall and floor, frosted window, soft close, low level W.C, radiator and heated towel rail, fan, exposed beams, ceiling mounted spot lights and walk in shower cubicle with overhead rainfall chrome shower and attachments.

Bedroom two 11' 6" x 8' 2" (3.5m x 2.5m)

Double glazed leaded window to the front elevation, radiator and ceiling mounted spot lights.

Bedroom three 12' 6" x 11' 2" (3.8m x 3.4m)

Double glazed window to the rear elevation, radiator and light point.

Bedroom four 11' 2" x 13' 5" (3.4m x 4.1m)

Double glazed window, coving to ceiling, radiator.

Bedroom five

Currently used as an office, double glazed window, ceiling mounted spot lights and radiator.

Energy performance certificate (EPC)

18, Park Road
Gatley
CHEADLE
SK8 4HP

Energy rating

D

Valid until 13 August 2023

Certificate number

0210-2824-7581-9497-8325

Property type

Detached house

Total floor area

151 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)