

# 11B Ladybridge Road

Cheadle Hulme, Cheshire, SK8 5LL



*mosley jarman* 



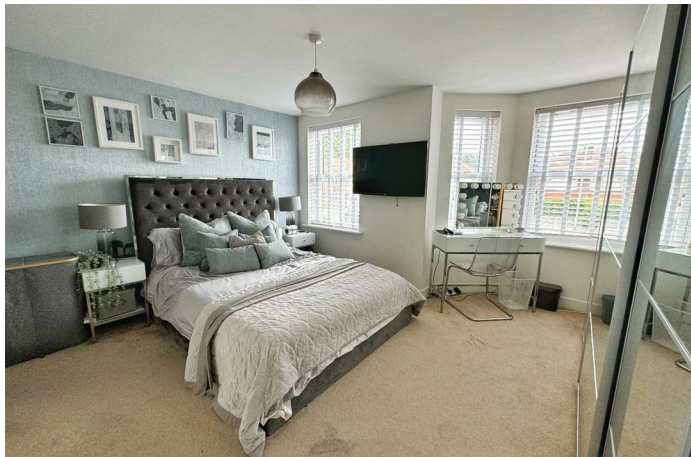
## 11B Ladybridge Road, Cheadle Hulme, Cheshire, SK8 5LL

**£485,000**

Welcome to this charming family home located on Ladybridge Road in the sought-after area of Cheadle Hulme. This delightful property boasts four double bedrooms, three modern bathrooms (two en-suites), making it an ideal home for a family. Situated in a prime location, this house offers the perfect blend of comfort and convenience. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), private Westly facing garden and allocated parking for 2 cars. The accommodation includes; a welcoming porch, entrance hallway (with a downstairs WC and convenient under-stairs storage), spacious living room (with access to the rear garden through bi-fold doors, creating a seamless indoor/outdoor living experience), modern dining kitchen (with high gloss matching wall and base units, integrated appliances including a NEFF 5 gas hob burner, dishwasher, double oven, extractor fan, as well as space for additional appliances and a large storage cupboard). To the first floor, the landing provides access to two double bedrooms (both benefit from en-suites - the second bedroom is currently being used as a sitting room/study, showcasing its versatility). The top floor comprises two further double bedrooms (both with impressive vaulted ceilings) and a modern bathroom.



- A superbly presented four double bedroom family home
- Situated in the heart of Cheadle Hulme village
- Gas fired central heating
- Walking distance to local shops and amenities
- Private West-facing garden
- Three bathrooms (two en-suites) and downstairs WC
- UPVC double glazing
- Stylish dining kitchen
- School catchment for Cheadle Hulme High School
- Allocated parking for two cars



### The Location

The property is situated in a convenient location in the heart of Cheadle Hulme Village and within catchment for Oak Tree Primary School and Cheadle Hulme High school. Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport

### Grounds and Gardens

The property benefits from allocated parking for two cars. At the rear of the house, there is a private west-facing garden (with composite decking, perfect for entertaining and is mainly laid to lawn, complemented by a raised bed with shrubs and a garden shed.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very low risk of flooding (Surface water), Very low risk of flooding (sea and rivers)\*\*

Water Meter- tbc

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three. Mobile providers- Mobile coverage at the property available with all main providers\*.

\*\*Information provided by Ofcom checker and isn't guaranteed.

Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*Information provided by GOV.UK

Postcode: **SK8 5LL**

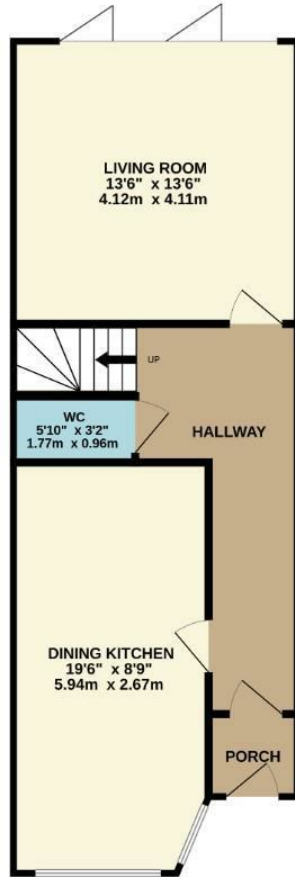
What 3 Words: **season.modest.boost**

Council Tax Band: **E**

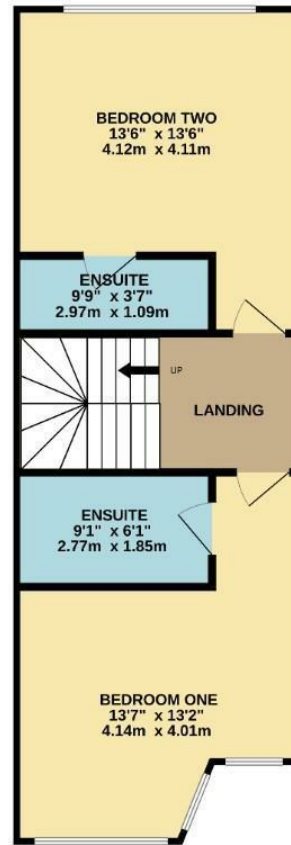
EPC Rating: **B**

Tenure: **Leasehold**

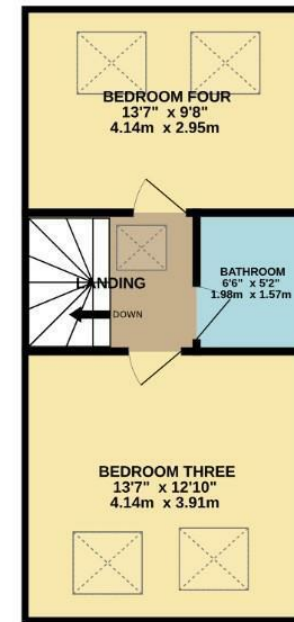
GROUND FLOOR  
518 sq. ft. (48.1 sq.m.) approx.



1ST FLOOR  
457 sq. ft. (48.0 sq.m.) approx.



2ND FLOOR  
394 sq. ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq. ft. (132.7 sq.m.) approx.

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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