





43 Fountains Road, Cheadle Hulme

£397,500 Freehold

FULLY RENOVATED THROUGHOUT - TAKEN BACK TO BRICK • WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES AND TRANSPORT LINKS • NO ONWARD CHAIN • SOUTH FACING GARDEN • DETACHED GARAGE • NEW ROOF AND WINDOWS

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

Having recently undergone extensive renovations by the current owner, this charming property boasts a fantastic opportunity for those seeking a turn-key property on the well-known Hursthead Estate. This wonderful bungalow was taken back to brick, to allow for a complete uplift to it's appearance. To name a few, some of the recent renovations include new PVC guttering, and facias, new plaster, with all of the pipework within this, a full re-wire, a new boiler and a new timber deck.

Council Tax band: C

Tenure: Freehold







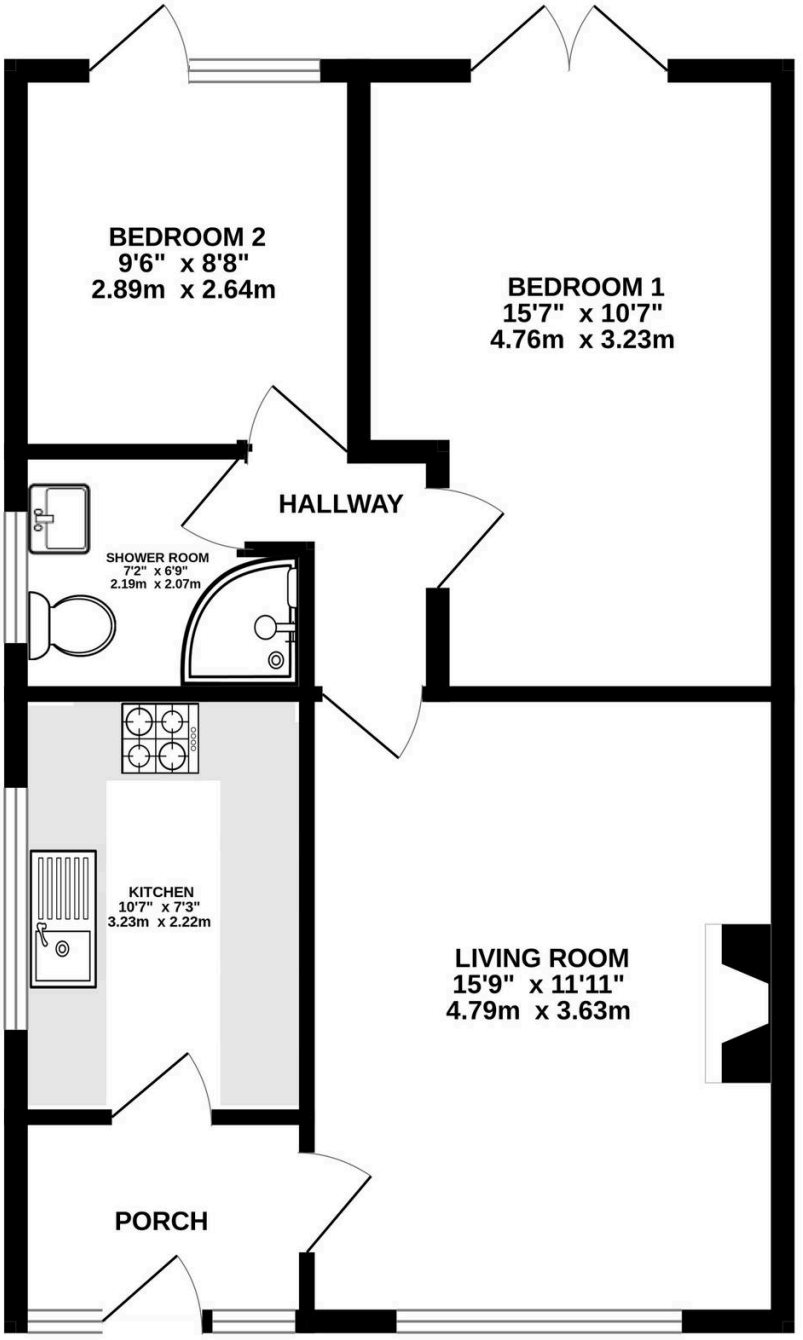
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GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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The property has a lovely kerb appeal, and is complemented by the new windows, charcoal grey, high security composite front door and a new charcoal grey concrete roof to match. Situated behind a newly tarmacked driveway, the property offers a generous space for off-road parking for residents, with additional on-road parking available for guests and visitors.

Upon entering, you are greeted, by a welcoming entrance porch area, which allows for seamless access to the kitchen and living room. The kitchen has been tastefully refitted, and offers modern, gloss-white fitted cupboards, boasting a superb amount of storage space and worktop space. The kitchen offers new appliances, still under their warranty. The living room, situated adjacent to the kitchen, offering a fabulous room for relaxation. The living room has been fitted with a high efficiency electric living flame fire, for added comfort. Beyond the lounge space, there is an internal hallway, to allow for access to the two bedrooms and shower rooms. Both of the bedrooms are generous doubles and offer a pleasant outlook onto the well-maintained garden area. These rooms are adorned with ample natural light, due to the south facing aspect to the rear of the property. The shower room has been stylishly modernised and has been fitted with sleek grey tiles throughout and is currently comprised of a shower, W/C and wash-hand basin.

Externally, to the rear, the property has a well-manicured south facing garden, primarily laid to lawn, with a well manicured patio area providing a fabulous space for al-fresco dining and relaxation. The detached garage is positioned within the garden, and presents a superb space for storage, with the added bonus of a power point.

The property does not shy away from luxury and has been delightfully finished throughout, with new carpets, solid oak doors, and new under-warranty appliances. Offered for sale with no onward chain, this bungalow hosts a great opportunity for those looking to downsize, first-time buyers or those simply looking for a property within a lovely location.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings





