



## RESIDENTIAL SALES & LETTING AGENTS

✉ [sales@mkiea.co.uk](mailto:sales@mkiea.co.uk) 🌐 [www.mkiea.co.uk](http://www.mkiea.co.uk) ☎ 0161 428 3663

49 Ladybridge Road, Cheadle Hulme, SK8 5NZ

£490,000

3 2 2



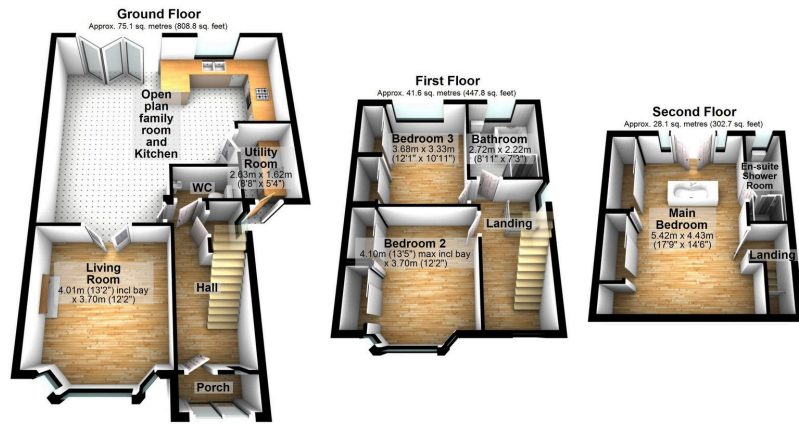
Take a look at this beautifully presented semi-detached family home, where style, spacious and convenience meet in a sought-after location, within walking distance of the fashionable Cheadle Hulme village, recently voted as one of the 50 best places to live in the UK, partly because it is in the catchment for some of the best schools in Greater Manchester.

The ground floor includes a hall with WC off, a front living room with a captivating log-burning fire, setting a cosy tone for relaxing evenings. However, the true heart of this home lies in the expansive open-plan family room, seamlessly blending a dining and sitting area and a luxurious fitted kitchen with integrated appliances. Adjacent, a separate utility room adds practicality to the layout. The first floor has been cleverly reconfigured to make two generously sized double bedrooms, complete with built-in wardrobes, and a luxury bathroom featuring a four-piece suite and underfloor heating.

The pinnacle of this property awaits on the second floor—the main bedroom exudes elegance, boasting a feature Juliet balcony and a stand alone roll-top bath. Enjoy the convenience of an en suite shower room, perfectly complementing this private retreat. The home also features gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

Outside, discover there is off-road parking to the front, whilst to the rear is a private lawned garden. A raised seating area and a covered hot tub hut create the perfect setting for entertaining or unwinding in style.





Total area: approx. 144.9 sq. metres (1559.2 sq. feet)

- Substantially extended semi detached family house
- Spacious and stylish accommodation over three floors
- Front living room with feature log burning stove
- Three double bedrooms
- Off road parking to front and side
- Walking distance of the fashionable Cheadle Hulme village
- Beautiful open plan family room and luxury fitted kitchen
- Two bathrooms and three WC's with underfloor heating
- Good size garden with seating area and covered hot tub
- Gas central heating and double glazing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.