



RESIDENTIAL SALES & LETTING AGENTS

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1 Colwyn Road, Cheadle Hulme, SK8 6BX

Offers Over £400,000

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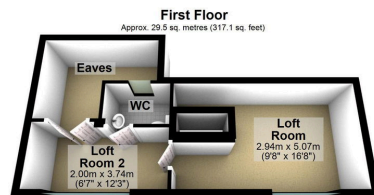
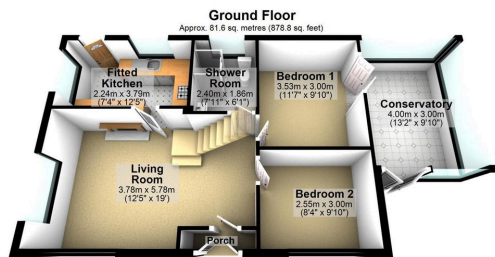
Situated on a generous corner plot, this deceptive detached bungalow is a real gem, offering a rare chance to secure a home with so much potential. Having recently undergone a programme of refurbishment, including a brand-new fitted kitchen and shower room, the bungalow still offers scope for further enhancement and adding value.

There is a large living space, two ground floor bedrooms and conservatory. Upstairs, the dormer boasts two additional versatile rooms and a WC, perfect for guests, home working or even further development.

Outside, the extensive gardens wrapping around the front, side, and rear offer a wealth of possibilities. Whether you dream of expanding the existing home, creating a stunning outdoor haven, or even exploring the potential to develop a separate bungalow (subject to the necessary planning permissions), the opportunities here are truly endless.

With gas central heating, double glazing, and an unbeatable location close to excellent local schools, transport links, and Cheadle Hulme's thriving village scene, this is an opportunity not to be missed.





Total area: approx. 111.1 sq. metres (1195.9 sq. feet)

- Rare & exciting opportunity in sought after Cheadle Hulme!
- Recently refurbished with a brand new kitchen & shower room.
- Two ground floor bedrooms plus conservatory
- Huge potential to extend, improve or even develop (STPP)
- Prime location near excellent schools, transport & amenities
- Generous corner plot with extensive gardens
- Generous open plan living space
- First floor dormer with two versatile rooms & WC
- Gas central heating & double glazing throughout
- Don't miss out – call now to arrange your viewing!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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