



54 Vicarage Avenue  
Cheadle Hulme SK8 7JP  
Offers Over £650,000

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# 54 Vicarage Avenue

## Cheadle Hulme SK8 7JP    Offers Over £650,000

This extended detached residence has benefited from a comprehensive refurbishment and is now presented in 'turn-key' condition.

A reception hallway with large-format tiling leads through a glazed wall and feature door into an open-plan luxury kitchen fitted modern units, a selection of integrated appliances and attractive quartz worktop surfaces. The room opens to a dining room, with sliding doors to the rear garden. There is a further fitted kitchen/utility room.

Walking back through the hallway, glazed double internal doors open to a well-proportioned living room. On the opposite side of the hallway is a further reception room, which could suit use as a fifth bedroom - It is served by an en-suite shower room/WC.

An attractive modern staircase with glazed balustrade leads up to the landing, with access to two large double bedrooms, a single bedroom/study and an impressive, high-specification family bathroom which features a freestanding bath and a large walk-in shower enclosure. A further bedroom enjoys a dual aspect and is served by an en-suite shower room/WC.

The house stands behind a smart block-paved driveway which provides off-road parking space for a number of vehicles. To the rear is a garden with paved seating area, a lawn, decorative borders and a greenhouse.

Vicarage Avenue is a particularly sought-after address, benefiting from access to the very well-regarded local schools, plentiful amenities and excellent transport networks.

This most appealing home is ready for immediate occupation, with the benefit of having no onward chain involved.

Tenure: Leasehold  
Council Tax: Stockport E

- Extended Detached Residence
- Five Bedrooms
- Three Bathrooms
- Superb Specification
- Luxury Fitted Kitchen
- Second Kitchen/Utility Room
- Large Driveway
- Enclosed Garden
- Sought-after Location
- No Onward Chain

Reception Hallway  
14'11 x 7'11

Living Room  
15'6 x 11'4

Kitchen  
20'11 x 7'11  
Open to:

Dining Room  
13'7 x 11'5

Utility Room  
14'7 x 6'2

Sitting Room/Bedroom Five  
15'3 x 7'4

En-suite Shower Room/WC  
3'0 x 8'5

First Floor Landing

Bedroom One  
13'8 x 11'7

Bedroom Two  
11'11 x 11'7

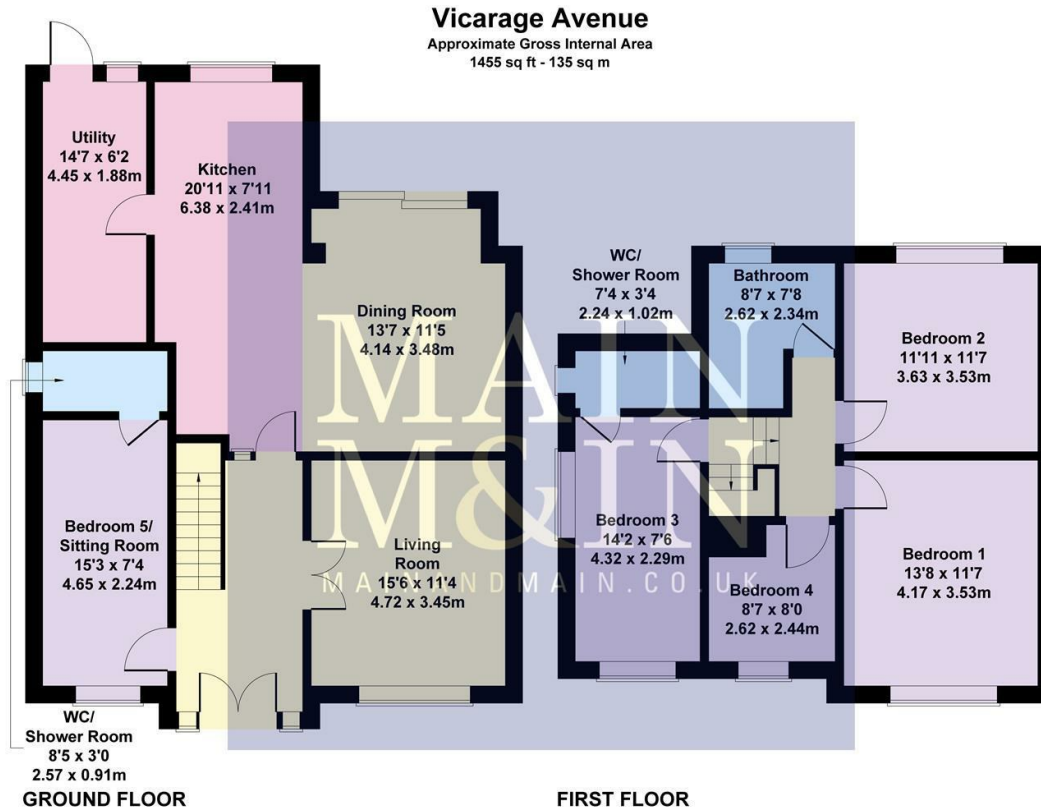
Bedroom Three  
14'2 x 7'6

En-suite Shower Room/WC  
3'4 x 7'4

Bedroom Four  
8'7 max x 8'0 max

Family Bathroom  
8'7 max x 7'8 max



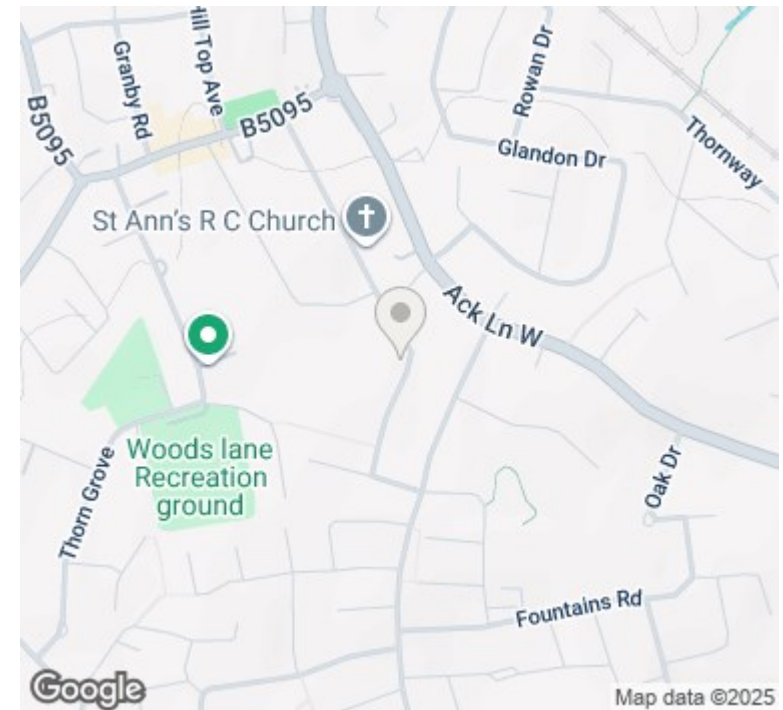


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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