



37 Vaudrey Drive  
Cheadle Hulme SK8 5LR  
£785,000



MAINANDMAIN.CO.UK



# 37 Vaudrey Drive Cheadle Hulme SK8 5LR

£785,000

Presented to an excellent standard throughout and offering versatile family accommodation, this significantly extended detached residence stands towards the end of a sought-after cul-de-sac, within easy reach of the many amenities of Cheadle Hulme including the rail station with trains to central Manchester in approximately 20 minutes. The area has highly prized schools for all age groups.

A contemporary front door opens to an entrance porch and hallway. To the front of the house is an extended living room of generous proportions, with a media wall. Bespoke shutter blinds are installed throughout the property. The heart of this home is a stunning open-plan dining room with bi-folding doors to the garden: The room opens to a high-specification kitchen, itself open to a family room which features a vaulted ceiling with roof windows.

There is a utility room and a large office or bedroom to the front of the house, whilst a study or fifth bedroom is located to the rear. There is also a downstairs WC and a second utility room/cloakroom.

A turning staircase with glazed balustrade leads to a landing with access to the bedrooms - the principal bedroom featuring a dressing area. There is a stylish modern family bathroom, with under floor heating, a large walk-in shower enclosure and a separate bath.

The house occupies an attractive corner garden plot, with a wide driveway providing off road parking space for three vehicles, leading on to an integral garage/store. To the rear is an enclosed garden with deck seating area, a central lawn, established borders and a modern garden room which is currently utilised as a gym.

This is a most appealing purchase: It offers impressive accommodation, specifically designed to provide flexible living space which will meet the demands of modern family life.

- Substantial Extended Detached Residence
- Versatile Family Accommodation
- Five Bedrooms
- Stunning Open-Plan Kitchen/Dining/Family Room
- Spacious Living Room
- Downstairs WC & 2 Utility Rooms
- Luxury Bathroom
- Superb Garden with Modern Garden Room

Entrance Porch  
4'6 x 6'8

Entrance Hallway  
5'5 x 16'7

Tenure: Freehold  
Cloakroom/Utility  
Council Tax: Stockport E  
(L-shaped)

Downstairs WC

Living Room  
20'9 x 11'9

Kitchen/Family Room  
14'0" reducing to 10'11" x 24'10"  
Open to:

Dining Room  
14'10 x 10'7

Utility Room  
4'11 x 10'5

Bedroom Four/Office  
8'0 x 14'1

Bedroom Five/Study  
10'3 x 8'9

First Floor Landing  
Access to loft space, with boarded floor for storage.

Bedroom One with Dressing Room  
12'0 max x 16'4 reducing to 10'6

Bedroom Two  
12'5 x 11'9

Bedroom Three  
8'11 x 11'5 to fitted wardrobes

Bathroom  
8'8 x 8'6

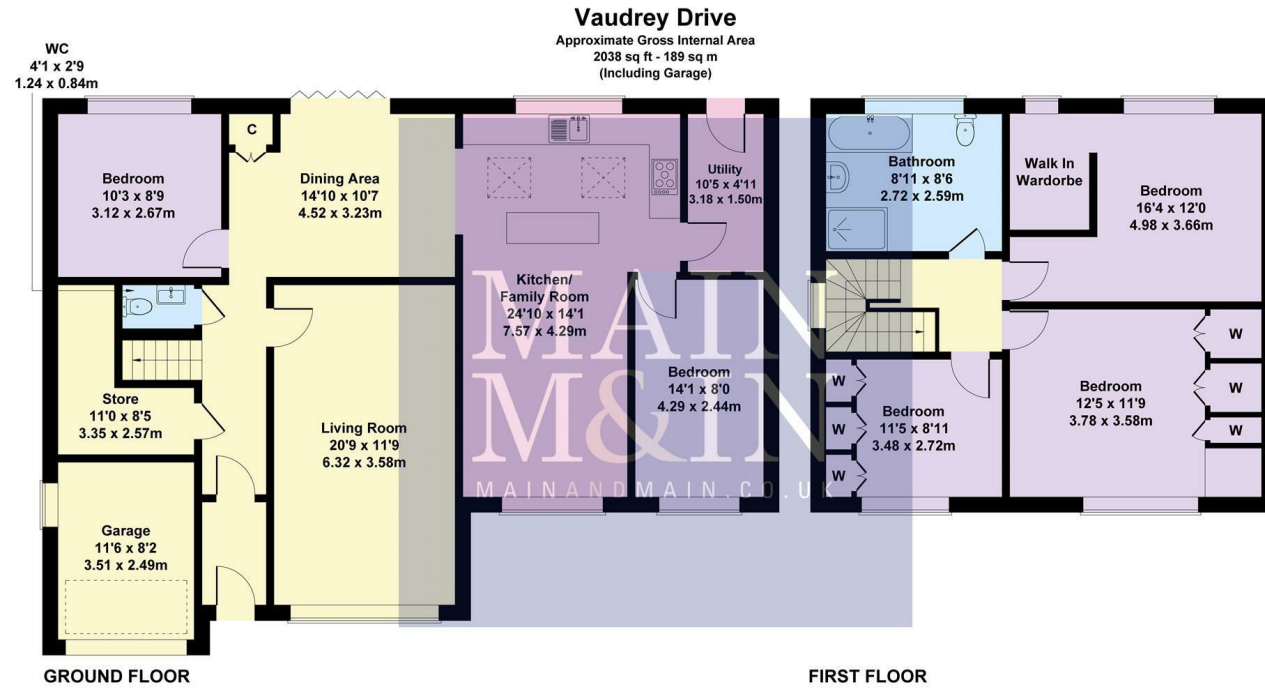
Integral Garage/Store  
11'6 x 8'2

Externally  
Garden to the front with a wide driveway providing off road parking space for three vehicles.  
Attractive enclosed garden to the rear with deck seating area, central lawn and decorative borders.

Garden Room/Gym  
12'4 x 7'5

Tenure Information  
Freehold with an annual perpetual rentcharge of £10.50.





To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

mainandmain.co.uk

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

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

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus) A	(81-91)
Energy efficient - lower running costs (69-80) B	(61-80)
Decent (46-68) C	(41-60)
Non energy efficient - higher CO2 emissions (21-45) F	(21-40)
Very non energy efficient - higher CO2 emissions (1-20) G	(1-20)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A	(81-91)
Energy efficient - lower running costs (69-80) B	(61-80)
Decent (46-68) C	(41-60)
Non energy efficient - higher running costs (21-45) F	(21-40)
Very non energy efficient - higher running costs (1-20) G	(1-20)
Current	73
Target	77

