



55 Glandon Drive
Cheadle Hulme SK8 7EZ
£395,000

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55 Glandon Drive Cheadle Hulme SK8 7EZ

£395,000

Offered for sale with no onward chain, this semi-detached family home has been extended to create a family-orientated layout.

Glandon Drive is a sought-after location with numerous amenities and transport links within easy reach. The property is also well-located for schools, with reputable secondary and primary schools easily accessible.

An entrance hallway leads through to a spacious living room with a square archway opening to the extended dining area, with sliding doors opening up to the rear garden. There is an extended kitchen with base and eye level units, under-stairs storage and a breakfast bar.

To the first floor are three well-proportioned bedrooms and a bathroom fitted with a white suite. Separate W.C.

Some cosmetic improvement/updating is now required. The property had a water leak above the kitchen which has caused some damage: The ceiling has been re-boarded but not re-skimmed as it is likely that the new owner will look to replace the kitchen units and possibly remodel the layout.

Externally, the property is approached by a large driveway with ample parking space for a number of vehicles with an area of lawn to the side. The driveway leads on to a detached garage which requires a replacement door.

To the rear is an enclosed rear garden with an elevated patio area overlooking the lawned garden beyond.

Tenure: Leasehold
Council Tax: Stockport MBC D

- Extended Semi-Detached House
- Well-proportioned Garden
- No Onward Chain
- Driveway & Garage
- Sought-after Location
- Some Improvement Required
- Viewing Advised

Entrance Hallway

Lounge

13'9" x 11'10"

Through to:

Dining Room

17'9" x 9'10"

Kitchen

19'4" x 8'2"

Bedroom One

11'10" x 10'10"

Bedroom Two

10'10" x 9'10"

Bedroom Three

7'3" x 6'3"

Bathroom

5'3" x 5'3"

Separate WC

Externally

Garden to the front with a driveway alongside leading on to a detached garage.

Rear garden with raised seating area and a large lawned section.

Leasehold Information

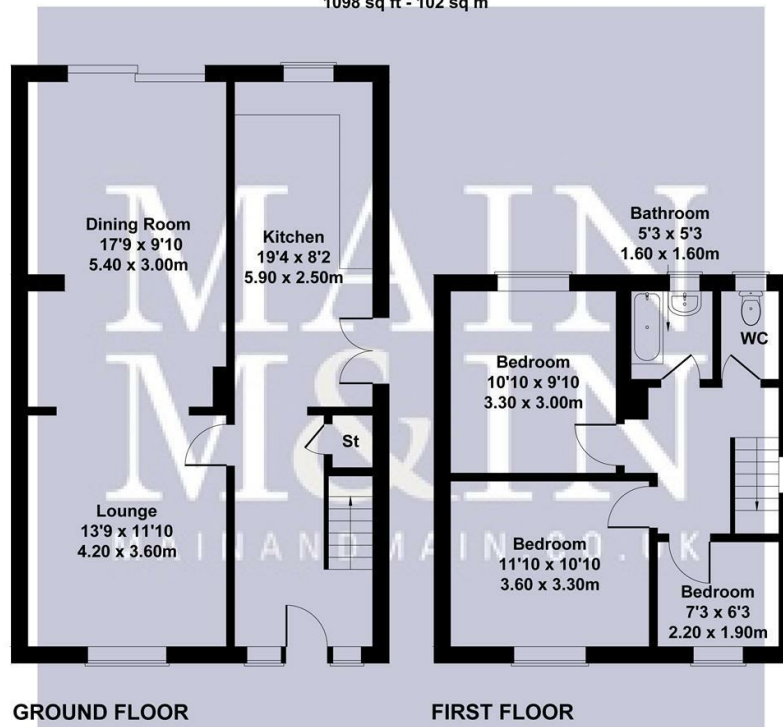
Lease Term: 927 years remain of a 999 year lease which started 8th June 1953 and will end on 5th June 2952.





Glandon Drive

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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.

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



Company Registration No. 5615498