



12 Coral Road
Cheadle Hulme SK8 6HQ
£595,000

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12 Coral Road

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Occupying a generously-proportioned garden plot, this significantly-extended traditional semi-detached house represents a superb opportunity to acquire a stylish, spacious family home.

Coral Road is a particularly-sought after residential address which enjoys excellent convenience and access to in-demand schools for all age groups, the amenities of Cheadle Hulme Village and the rail station.

An entrance porch leads to a hallway with a cloakroom and WC. To the front of the property is a spacious living room, whilst to the rear is a sitting room with bi-folding doors opening to the rear garden. The room opens to a fitted dining kitchen and there is also a useful utility room.

To the first floor are two large double bedrooms, a well-proportioned third bedroom and a family bathroom which is fitted with a white suite, with shower above the bath.

A turning staircase leads to the second floor and an impressive fourth bedroom with roof windows and eaves storage. An en-suite bathroom completes the accommodation.

The house stands behind a garden area with a wide block-paved driveway providing off road parking space and leading to an attached garage which has up and over doors to the front and rear, with a further driveway to the rear.

The rear garden is certain to impress and delight: There are two raised deck seating areas. A lawned central expanse leads down the established garden through an archway to a 'secret' garden area, with a storage garage and timber shed.

A true 'must-see' home: An early internal inspection is advised, in order to avoid disappointment.

- Sought-after Location - Close to Schools
- Beautifully Presented Accommodation
- Four Bedrooms, Two Bathrooms
- Potential For Further Extension (STP)
- Bi-folding Doors to Large Mature Garden
- Driveway and Two Garages

Tenure: Leasehold
Council Tax: Stockport D

Entrance Porch

Entrance Hallway
16'5 x 6'0

Cloakroom
4'4 x 5'10

Downstairs WC
3'0 x 5'10

Living Room
15'1 x 11'3

Sitting Room
12'10 x 11'3
Bi-folding doors to the garden.
Room opens to:

Dining Kitchen
21'1 max x 8'5 red to 5'11

Utility Room
8'11 max x 5'10 max
(L-shaped)

First Floor Landing

Bedroom One
15'8 into bay x 11'4 red to 9'5 to wardrobes

Bedroom Two
12'11 x 11'3

Bedroom Three
9'3 x 8'6

Family Bathroom
5'7 x 6'0

Second Floor Landing

Bedroom Four
12'11 x 14'2 red to 12'3
Two roof windows. Storage into eaves.

En-Suite Bathroom
5'1 max x 7'6 red to 5'1

Attached Garage
18'1 x 9'1
Up/over doors to the front and rear.

Externally
Garden area to the front with block-paved double width driveway.
Superb enclosed rear garden, with a further 'hidden' garden to the rear.
Storage garage and timber shed.

Leasehold Information
894 years remain on a lease which ends on 31/12/2920.
Ground rent of £5.50 PA payable.



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 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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