



Andrew J.
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Independent Estate Agents

Schools Hill, Cheadle, Cheshire, SK8 1JD

Offers Over £650,000

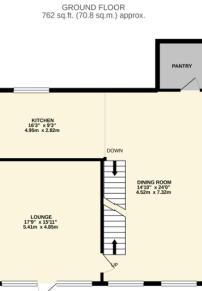
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- Magnificent 5 bed residence
- Individual and versatile layout
- Double garage, Enclosed safe
- Excellent state and independent schools nearby
- EPC Rating - D
- Approx 3000 square ft
- NO CHAIN



Situated within easy reach of excellent state and independent schools, including the highly regarded Lorus school, we are pleased to offer for sale this magnificent period townhouse. Dating back to circa 1700 and steeped in local history, the property exudes an ambiance of period character and features an individual layout over three floors. In brief the accommodation comprises, lower ground floor; hall, laundry/utility room, downstairs wc, delightful 23' long sitting room and fifth bedroom/study. To the ground floor there is a spacious lounge and open plan dining room through to superb 'fired earth' fitted kitchen with Aga. To the first floor there is a master bedroom with en-suite shower room, three further double bedrooms, and beautiful family bathroom. Outside and to the front, there is a sunny, walled garden enjoying a Southerly aspect. To the rear there is a good sized split level garden with double garage and parking bay beyond. NO CHAIN - VIEWING A MUST!





TOTAL FLOOR AREA : 2254 sq ft. (209.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and areas, and any other details, are approximate and should not be relied upon as facts. This floorplan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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