



9 Ash Tree Hill, Cheadle

£360,000 Freehold

A semi rural location within walking distance to the bustling Cheadle, with an array of independent shops, schools and excellent travel links including the A50/A52. • A beautiful south facing garden stretches from the roots of the home, a lush lawn with crisp boarders and mature beds and a patio seating area. • Excellent parking with a driveway and garage, a heap of space for storage! • The trunk begins on the ground floor, with spacious living/dining room, a stylish kitchen/breakfast room and serene conservatory. • Climb the branches to the canopy of relaxation, a stunning master with Juliet balcony and en-suite, two double bedrooms and a family bathroom.



A seed was planted and a beautiful property grew! From start to finish this home flows with the swoosh of the wind, a strong, proud three bedroom detached family home where the roots are planted amongst a driveway with parking and a garage. The ground floor is the trunk of the home, an entrance hall has a stylish guest cloakroom along with a generous living room/diner is the canopy of happy memories, warm and cosy evenings and extravagant hosting. The natural flow of the Ash tree branches off to a kitchen that is fully rooted in modern comforts, including an integrated dishwasher, washing machine, dryer, fridge, freezer, cooker/hob and extractor fan. Contemporary cream cabinetry thrives between contrasting tiling and flooring, along with a white ceramic sink and a handy storage cupboard. Located by the living/dining room is a conservatory with windows that climb like slender trunks, letting in warmth, breeze and rooted in calm. Climb the trunk and settle upon a branch for a peaceful rest, the master bedroom draws its essence from the graceful ash tree strong and serene, refined yet rooted in total comfort! A Juliet balcony overlooks stunning views that flow into the spacious bedroom, the haven for your retreat, a large en-suite is located on a strong tucked away branch and is a great place for a sing song in the walk in shower, along with convenient storage in the vanity hand wash basin. The Ash Tree has two further serene, strong branches that are nests to family or friends, a double bedroom has a practical en-suite and both rooms benefit from built in wardrobe space. Completing the trunk a family bathroom quietly hums with neutral tiling, a huge bath to soak with bubbles and a vanity hand wash basin with helpful cupboard space. Lets clamber back down the trunk and embrace the South facing rear garden surroundings, the roots stretch beneath the stunning luscious lawn, where borders are crisp and mature beds are full of blooming shrubs, a patio seating area is a sun trap for relaxing or hosting amazing BBQs! Beyond the beautiful roots, the charming Town of Cheadle offers semi rural countryside living with an array of independent shops, schools, eateries and excellent travel links including the A50/A52. Why not take a leaf from our book and arrange a viewing now!



Grounded in timeless comfort, 3-bed detached home with a garage. Spacious living/dining area, kitchen, conservatory. Master bed with en-suite & Juliet balcony. Tranquil South-facing garden and patio.

Council Tax band: TBD

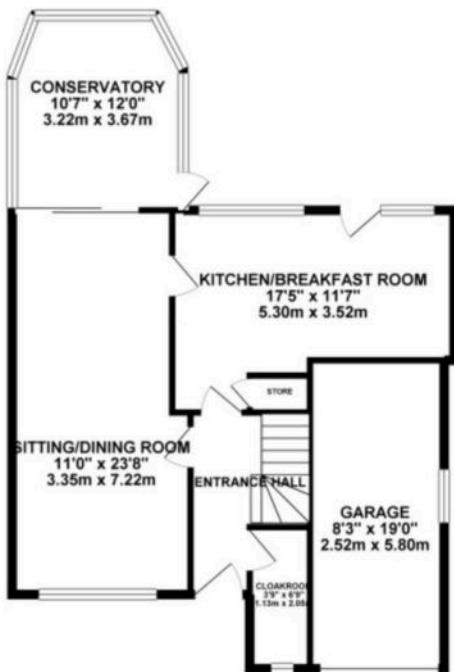
Tenure: Freehold

EPC Energy Efficiency Rating:

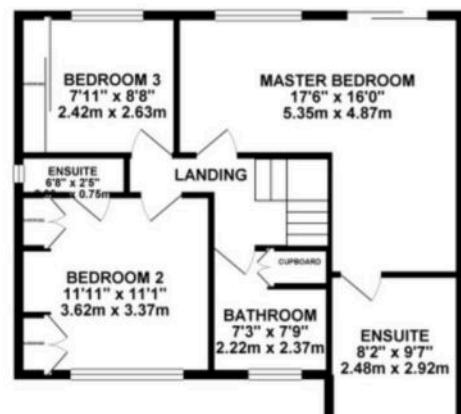
EPC Environmental Impact Rating:



GROUND FLOOR 813.56 sq. ft.
(75.58 sq. m.)



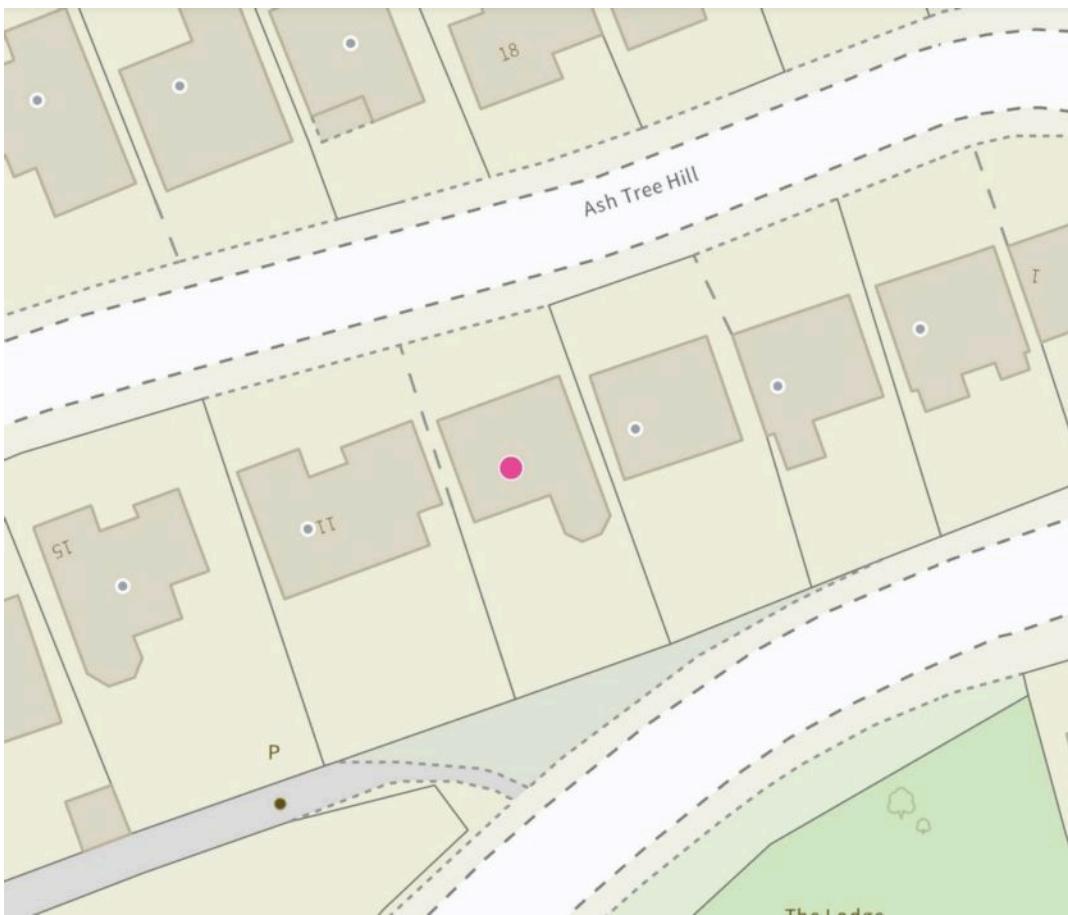
1ST FLOOR 631.95 sq. ft.
(58.71 sq. m.)



TOTAL FLOOR AREA : 1445.52 sq. ft. (134.29 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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