



**GASCOIGNE
HALMAN**

Ack Lane West, Cheadle Hulme
Offers Over **£665,000**

THE AREA'S LEADING ESTATE AGENCY



Situated in the highly sought-after area of Cheadle Hulme, Ack Lane West is a thoughtfully designed home, perfect for families seeking space, comfort, and convenience. Ideally located, the home is within proximity to outstanding local schools, including Cheadle Hulme High School, Bramhall station and major motorway links. No Chain.

Property details

- Three Double Bedrooms with a Further Occasional Fourth Bedroom
- Substantial Private Established South Facing Rear Garden
- Ample Family Living Accommodation Approaching 1900 sq/ft
- No Onward Chain
- Easy Access to Bramhall Village & Surrounding Schools such as Hursthead Infant & Junior School
- Ample Noticeable Original Features



About this property

Upon entering, you are welcomed by a spacious entrance hall leading to a generously sized living room featuring a bay window that allows natural light to flood the space, ideal for relaxing or entertaining. The kitchen breakfast room is well appointed, offering ample storage and workspace, and seamlessly connects to a utility room, making this ideal for daily amenities. Beyond the utility area is a shower room which again provides superb convenience. The downstairs also has an additional living room, which can be used as a dining room, whilst a sitting room also enjoys the views across the south facing garden. There is also under-stairs storage which leads down into the basement which equally offers excellent storage.

The property comprises three well-proportioned double bedrooms and a 4th occasional bedroom, providing comfortable accommodation for family and guests. With some creative planning the 4th bedroom could include independent access by building a partition wall but equally this space could form part of a master bedroom suite complete with en-suite and dressing area. A modern family bathroom is designed for daily convenience and completes excellent accommodation.

Externally the property benefits from a substantial private south facing garden, perfect for outdoor activities, relaxation, and entertaining. A convenient driveway provides space for parking which in turn leads to a single garage. The property could be further developed and extended subject to any buyers needs. No Chain.







DIRECTIONS

SK8 7ES

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

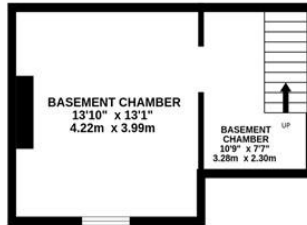
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

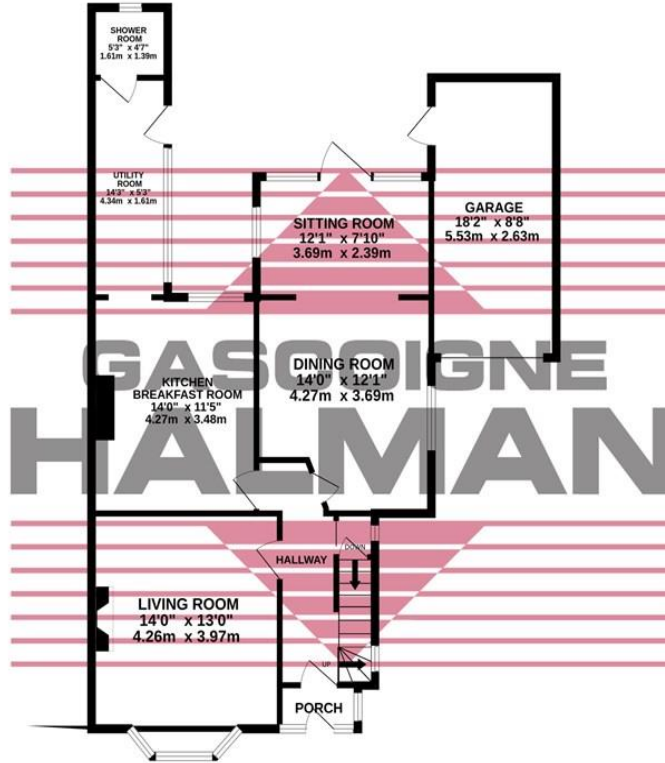
No

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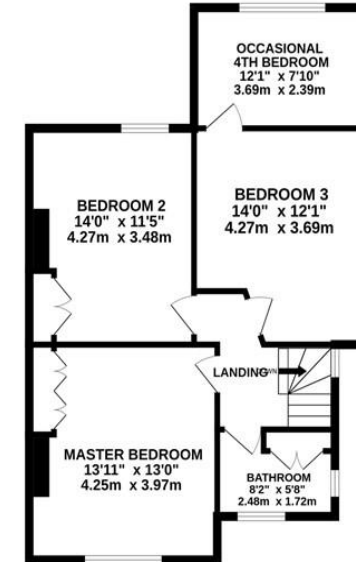
BASEMENT
257 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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