



**GASCOIGNE
HALMAN**

Three Acres Lane, Cheadle Hulme
£550,000.00

THE AREA'S LEADING ESTATE AGENCY



Three Acres Lane is a modern Jones Homes constructed development and this superb residence displays a distinguished four-bedroom detached family home nestled in a convenient location within Cheadle Hulme. This expansive home offers accommodation in excess of 1350 sq/ft and includes thoughtfully designed living spaces, providing the perfect blend of comfort and sophistication. Situated in a sought-after neighborhood with recreational parks on the doorstep, the property is within proximity of reputable schools, including Thorn Grove Primary School, St James Catholic High School, Bradshaw Hall Primary School & Cheadle Hulme School.

Property details

- Modern Four Bedroom & Two Bathroom Detached Family Home
- Walking Distance to Open Recreational Parks, Including Eden Park & Abbeydale Close Playground
- Large Detached Garage & Tandem Driveway Providing Ample Parking
- Built Within The Last 10 Years and Therefore Includes The Remaining NHBC Warranty
- Easy Access to Wilmslow-Handforth Bypass Leading to M60 Motorway Network As Well As Stanley Green & Handforth Dean Retail Parks
- Large Open Plan Kitchen Diner and Substantial Bay Fronted Living Room



About this property

Upon entering, you are greeted by a spacious and inviting hallway that sets the tone for the rest of the home. The ground floor features a generously sized living room, bathed in natural light, creating a warm and welcoming atmosphere, complete with double patio doors and feature bay window. This wonderful reception room offers the perfect space for relaxation and entertaining. Adjacent to the living area is a modern, fully-equipped open plan kitchen dining room with ample counter space and storage, ideal for culinary enthusiasts. This open plan atmosphere is a perfect setting for family meals and entertaining guests. Additionally, a convenient utility room and a guest cloakroom enhance the functionality of the ground floor accommodation. Ascending to the first floor, you will find four well-proportioned bedrooms. The master suite boasts an en-suite shower room, providing a private retreat for relaxation. Fitted wardrobes property excellent storage with mirrored sliding doors reflecting an abundance of light throughout the room. The remaining three bedrooms share access to a stylish fully tiled modern family bathroom, complete with contemporary fixtures and fittings. Each bedroom offers ample space and natural light, ensuring a comfortable living environment for all family members. The property is complemented by a beautifully landscaped private rear garden, offering a serene outdoor space for leisure and recreation. To the front of the property there is a tandem driveway providing ample parking which in turn leads to a large detached garage complete with lighting and power sockets. The property also offers further potential (STPP) and with this residence promoting one of the larger plots on the development, the accommodation can be vastly improved/extended. Three Acres Lane represents a unique opportunity to acquire a wonderful family home in a desirable location. With its spacious interiors, modern amenities, and charming garden, this property is perfectly suited to meet the needs of contemporary family living.









DIRECTIONS

SK8 6GS

COUNCIL TAX BAND

F

TENURE

Leasehold

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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	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

Fibre to the premises

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

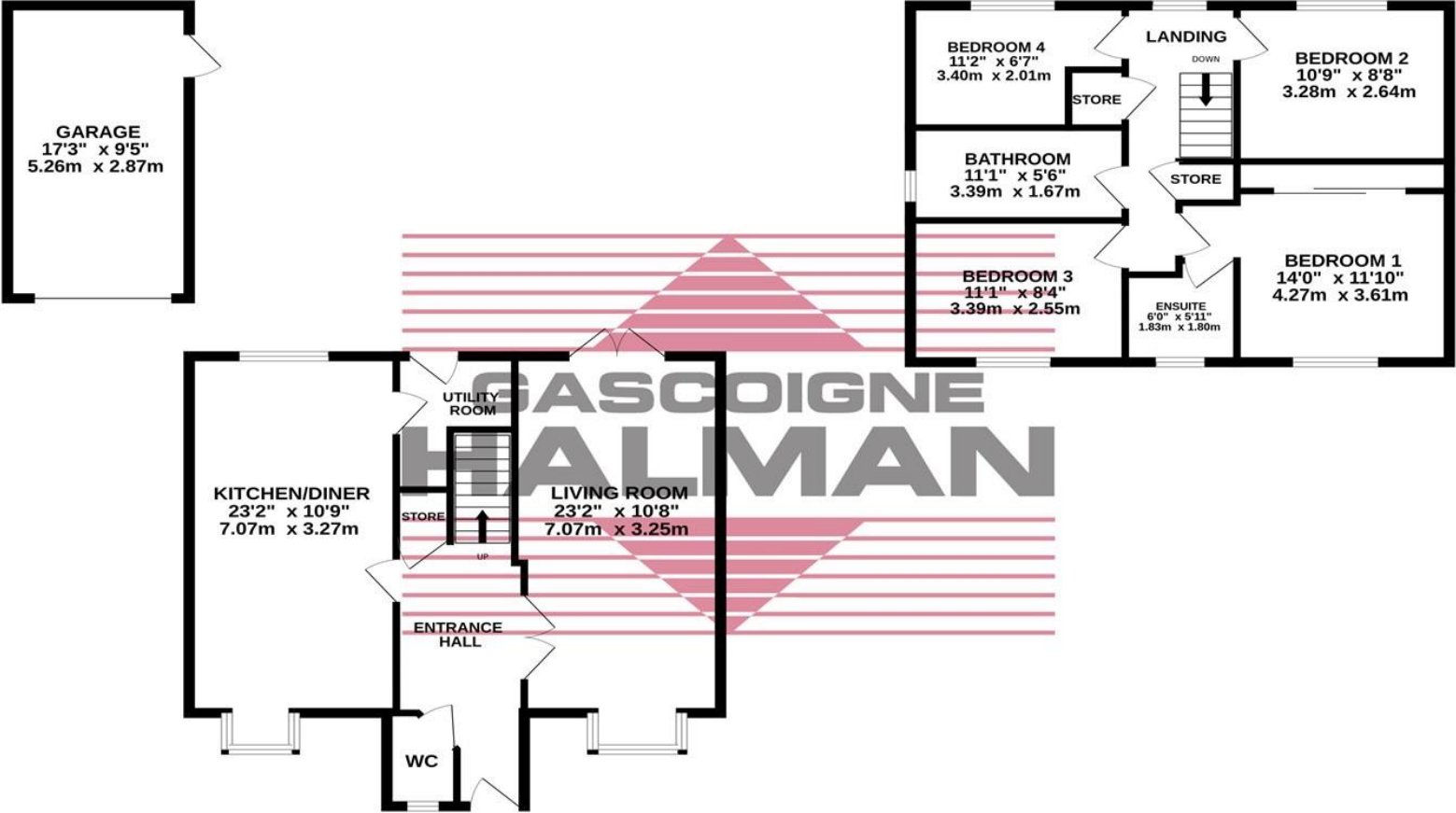
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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