



**GASCOIGNE
HALMAN**

Lyncombe Close, Cheadle Hulme
£625,000

THE AREA'S LEADING ESTATE AGENCY



A distinguished modern detached residence nestled in a tranquil cul-de-sac within one of Cheadle Hulmes most sought-after neighborhoods. Lyncombe Close is a quiet, sought-after residential cul-de-sac located close to excellent schools and amenities. The area is well-connected, offering easy access to local shops, restaurants, and transport links, making it an ideal location for families.

Property details

- Private Established Enclosed South Facing Rear Garden
- Boasting 1700 sq/ft Of Superb Living Accommodation
- Highly Desirable Residential Location within a Quiet Cul-de-sac Setting
- Walking Distance to Thorn Grove Primary School & Easy Access To Cheadle Hulme High School
- Conveniently Located For Wilmslow-Handforth Bypass Providing Access to Stanley Green & Handforth Dean Retail Parks
- Spacious Double Driveway & Double Garage with Four Modern Bedrooms & Two Stylish Bathrooms & Downstairs WC



About this property

This home displays a welcoming entrance hallway providing access to superb ground floor accommodation. A large bay-fronted living room serves as a warm and inviting space for family gatherings. There is ample room for two large sofas, armchairs, and a media unit, making it the perfect spot for movie nights or cozy evenings by the fire. A feature fireplace or focal wall often completes this space, giving the room a touch of traditional character. An additional sitting room in the form of a conservatory overlooks the rear garden, offering a serene setting for relaxation. The conservatory provides a fantastic relationship with the garden or even the living room with double doors giving access to both the outdoors or the main family reception area. A second reception room provides a suitable dining area but could also double up as a snug or children's playroom, or even a work-from-home office. The spacious kitchen breakfast room continues to blend a contemporary theme and is designed for modern living, providing a functional and stylish space for cooking and entertaining. The versatility of the property continues upstairs where you will find four well-proportioned bedrooms, each designed to give everyone their own space and comfort. The master bedroom is a spacious double complete with a range of fitted wardrobes. An en-suite provides a magnificent master suite, adding to a convenient family lifestyle. The main family bathroom caters for all the daily routines. Situated on a generous plot, the property boasts a well-maintained front garden complemented by a spacious driveway, providing ample off-road parking. A large detached brick built garage provides ample storage but equally this space could be transformed to suit any buyer's needs. The rear garden offers a private oasis, ideal for outdoor entertaining or peaceful relaxation, with mature landscaping that enhances the properties charm.











DIRECTIONS

SK8 7RB

COUNCIL TAX BAND

F

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	70 C	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?

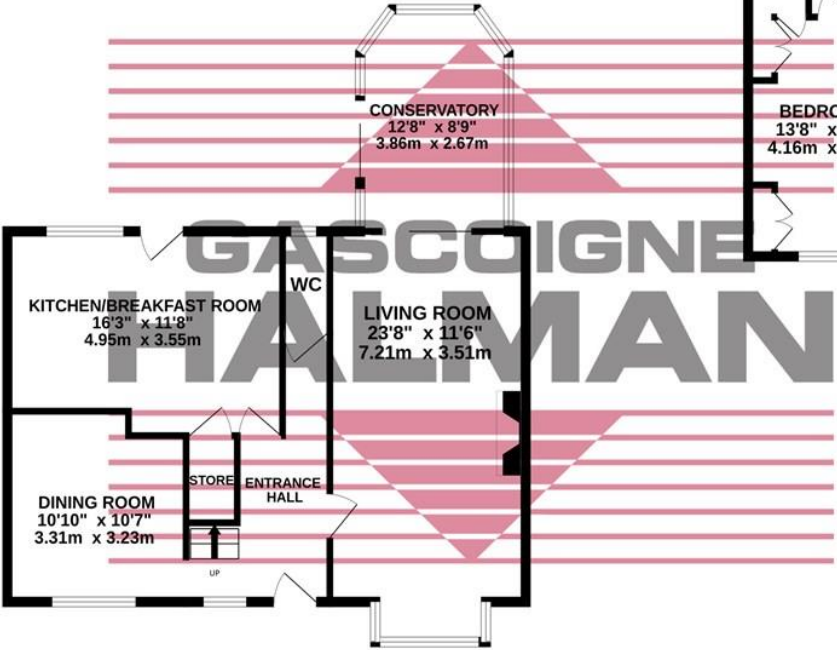
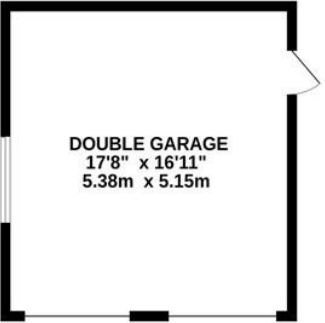
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

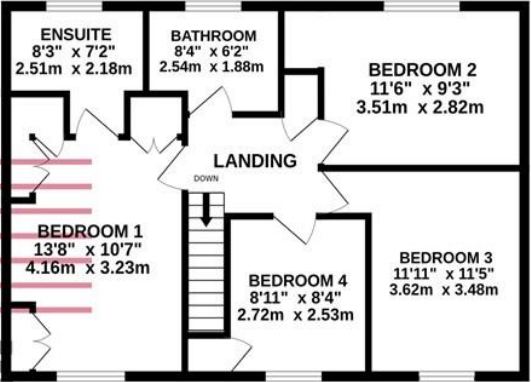
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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not 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
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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