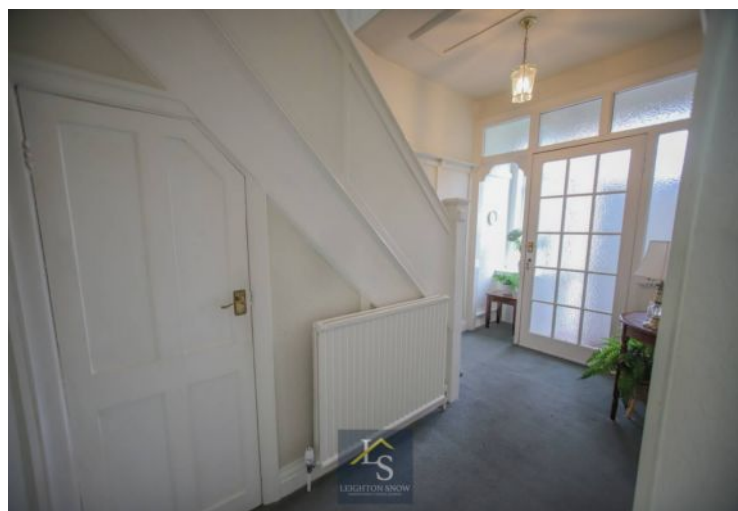




18 Acre Lane, Cheadle Hulme

£450,000 Freehold

LARGE SOUTH FACING REAR GARDEN • GENEROUS THREE BEDROOM SEMI-DETACHED • HOME TO THE SAME FAMILY FOR OVER 60 YEARS • DRIVEWAY PROVIDING OFF ROAD PARKING • GARAGE • NO ONWARD CHAIN



A fabulous Edwardian three double bedroom semi-detached home with a fabulous South-facing garden. Offering a wealth of period charm including high ceilings and generous room proportions this wonderful home is coming to the market for the first time in over 60 years. Having been loved and cared for by the same family it is now in need of a new owner to come and put their own stamp on it. Offered for sale with no onward chain.

Council Tax band: D

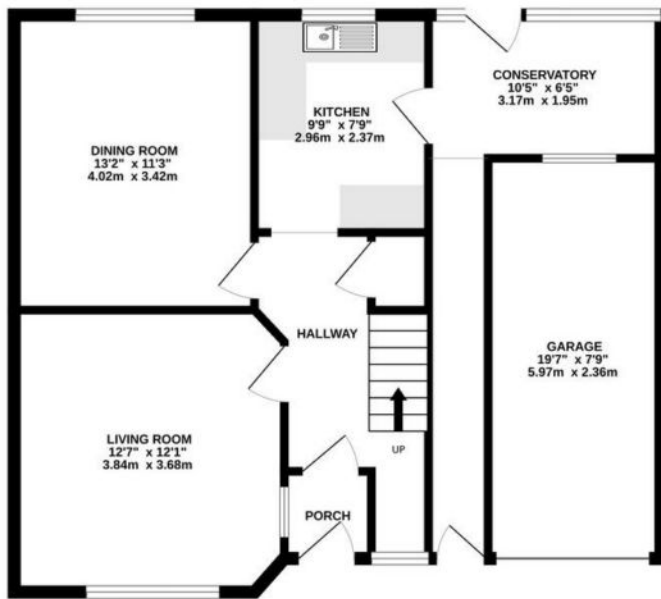
Tenure: Freehold



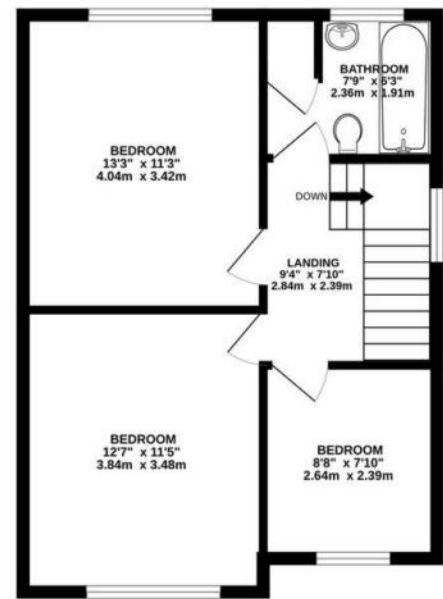
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GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sat back from the road behind a generous driveway there is plenty of off-road parking together with a garage. Mature hedging and a small front lawn provide a charming kerb appeal. The front door leads into a spacious porch which in turn leads into the entrance hall with turning staircase leading to the first floor. Two spacious reception rooms sit off the hallway, comprising a living room at the front and a dining room at the rear. The rooms both offer feature fireplaces and large windows allowing in plenty of natural light. The kitchen sits at the foot of the entrance hall and opens into a side conservatory that provides access to the garage at the front and into the garden to the rear. The garden is a marvellous space primarily laid to lawn and enclosed by herbaceous borders and mature trees providing a lovely and private aspect. Back inside and to the first floor the three bedrooms are all doubles with two providing fitted wardrobes. Access to the loft can be found via a hatch in the third bedroom. The family bathroom completes this lovely home and boasts a three piece suite including bath with shower over, WC and wash hand basin, and also houses the combination boiler which is approximately 7 years old.



