



36 ACRE LANE, CHEADLE HULME, SK8 7PL

£600,000



STEPHENSON BROWNE

This stunning semi-detached home represents a fine example of a period property from its era, boasting an abundance of original features and well planned, spacious accommodation you would expect from a property of this age. Having been sympathetically extended, updated and improved throughout, this really is an opportunity not to be missed and once you see the fabulous entertaining space that the sellers have created, we are convinced that this home won't be on the market for long! This property also benefits from being sold with NO ONWARD CHAIN!

Accompanying the property are a number of notable features, some of which include: feature stained bay window to the front, a full gas central heating system, sitting room with feature fireplace and marble hearth, the living room is larger than you would expect which flows effortlessly to the modern, open plan Dining Kitchen complete with a range of high gloss units, built in appliances and French doors leading to the rear garden, this particular area is perfect for those who like to be the host! There is also a downstairs WC. Upstairs, the first floor has three generous bedrooms, the master being an exceptional size, with dressing area and ensuite, and the family bathroom. The loft has also been converted to create a further room, ideal to be used as a fourth bedroom.

Externally, the property benefits from a gated entrance, with large paved driveway providing off road parking for multiple vehicles. To the rear of the property is a extremely large garden, with multiple indian stone patio areas and the rest laid to lawn, with hedged borders. This is the perfect garden for children to play/hosting summer BBQ's.

Early internal inspection is highly advised to fully appreciate the property's true size, convenient position and many original features this wonderful family home has to offer.



### Entrance Hall

Providing access into ground floor accommodation and stair access to first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator.

### Living Room

14'6" max x 12'5" max

UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side elevation, carpet flooring, central heating radiator, ceiling spotlights, ample power points, wall socket for TV, direct access into the dining kitchen.

### Sitting Room

13'7" max x 11'10" max

Front sitting room comprising a beautiful walk in double glazed bay window with stained glass windows above, gas feature fireplace, carpet flooring, central heating radiator, ceiling light fitting, ample power points.

### Dining Kitchen

21'2" x 8'2"

Modern fitted Kitchen comprising high gloss wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated eye level oven and microwave, integrated fridge and freezer, built in dishwasher and washing machine, wood effect flooring, ample appliance power sockets, ceiling spotlights, two UPVC double glazed windows to the side elevation, French doors to the rear elevation, central heating radiator, space for a large dining table.

### Downstairs WC

Low level WC, ceiling light fitting, wood effect flooring, accessed from the dining kitchen.

### First Floor

#### Landing

#### Bedroom One

15'6" x 11'6"

UPVC double glazed window to the front elevation and radiator.

#### Dressing Area

7'3" x 5'4"

UPVC double glazed window to the front elevation.

#### En Suite

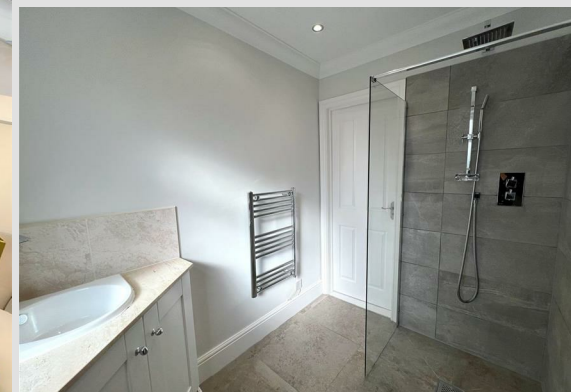
6'11" x 5'4"

Stylish three piece suite with low level WC, hand wash basin with chrome mixer tap and storage cupboard underneath, walk in wet room style shower with glass shower screen door, tiled splashback, removable shower head and fitted rainfall shower head, tiled flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed opaque window to the rear elevation.

#### Bedroom Two

10'0" x 8'1"

UPVC double glazed window to the rear elevation, storage cupboard and radiator.



### **Bedroom Three**

8'11" x 8'8"

UPVC double glazed window to the rear elevation and radiator.

### **Bathroom**

11'1" x 5'1"

Modern three piece suite with low level WC, large vanity unit area with inset sink and ample storage underneath, fitted wall mirror, low level bath with shower over, tiled walls throughout, wood effect flooring, cast iron style radiator, UPVC opaque double glazed window to the side elevation, ceiling light fitting.

### **Second Floor**

#### **Bedroom Four**

16'2" x 15'6"

Three skylights and radiator.



### **Externally**

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### **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

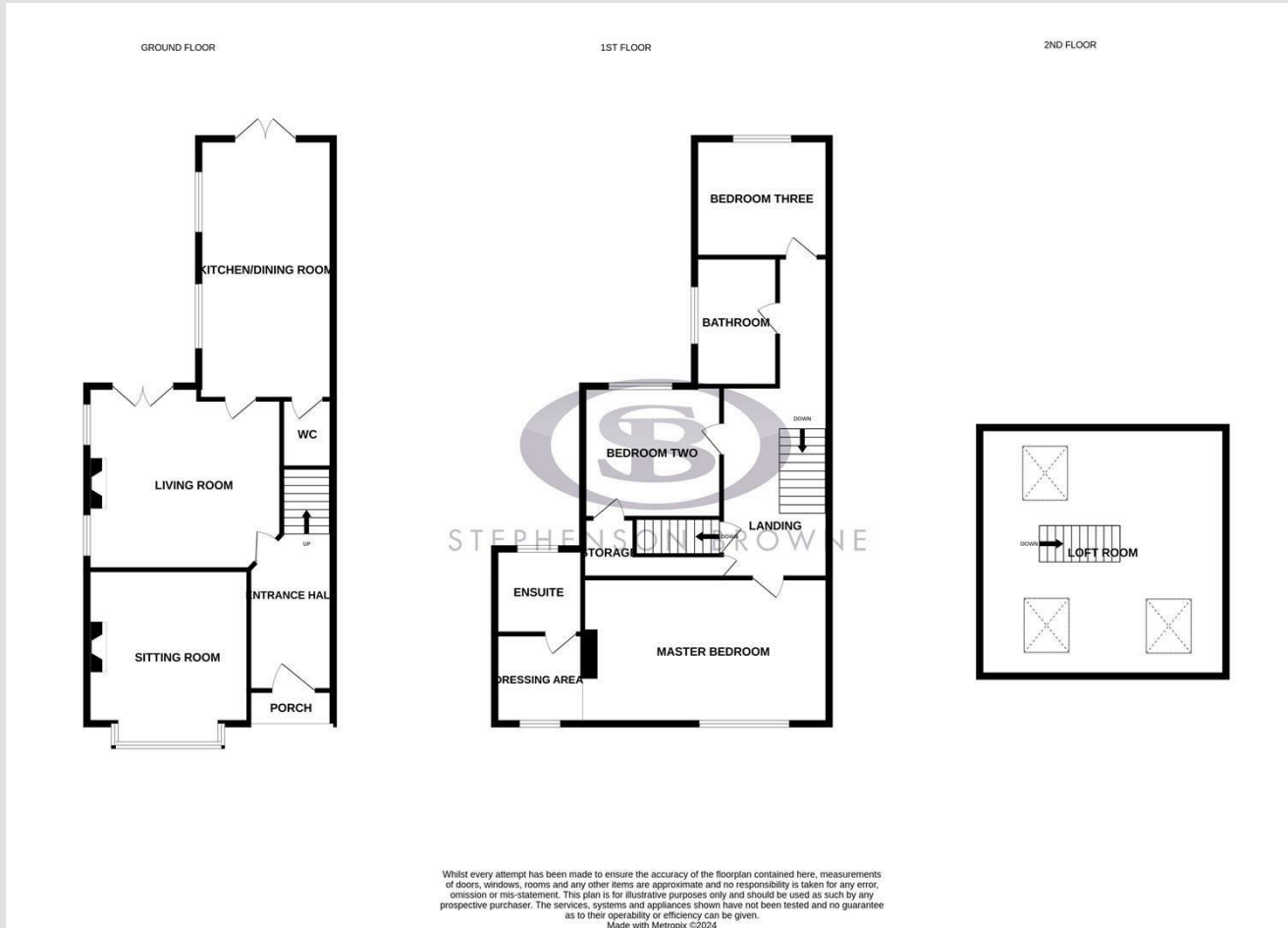
### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

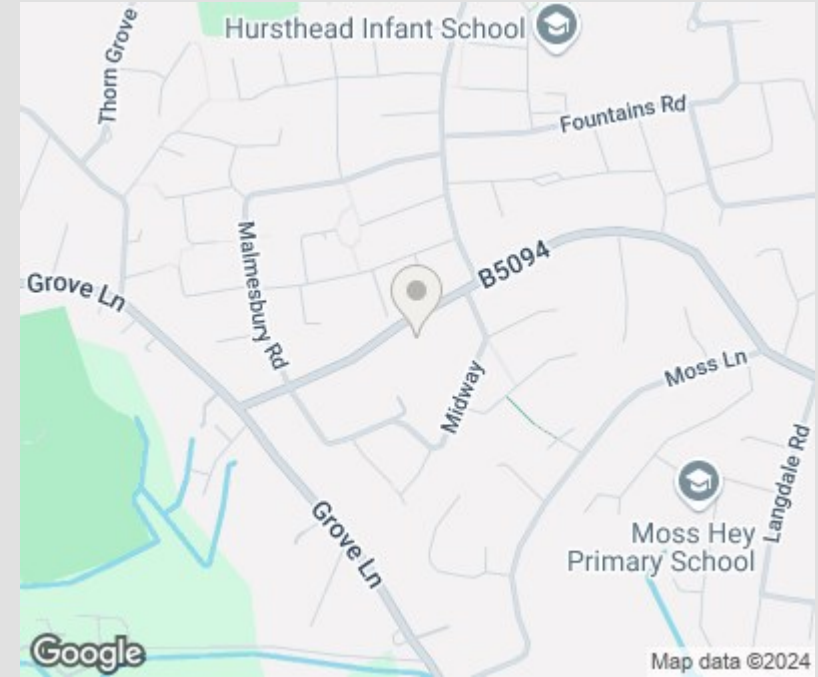
### **Agents Note**

Please note some photos have been AI edited.

## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		67	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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