



105 Ack Lane West, Cheadle Hulme, Cheadle, SK8 7EU

*mosley jarman*



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**£2,950 Per Calendar Month**

- Well-appointed detached family home
- Sought after residential location
- Mid-way between both Bramhall and Cheadle Hulme villages
- Two good sized reception rooms
- Fitted breakfast kitchen with appliances
- Four generous sized bedrooms
- Fitted four-piece bathroom with shower unit over the bath
- Fabulous gardens to the rear. Driveway and detached single garage
- EPC rating; D
- Council Tax band: F (Stockport)







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Enjoying good access to both Bramhall and Cheadle Hulme villages, this detached family home, which is set back from the road, provides a great opportunity for the family to settle in a sought after location. An internal inspection will briefly reveal: Entrance porch, entrance hallway, attractive through living room with windows to the front, side and rear, separate dining room and modern fitted breakfast kitchen with a good range of base and wall mounted storage cupboards and drawer and doors leading to the rear garden. On the first floor, there are four generous sized bedrooms and depending on your needs, the fourth bedroom could be used as a home-office. A bathroom completes the accommodation and provides a full suite with shower unit over the bath. Outside is a small lawn area to the front, with a gravel driveway providing off road parking for several vehicles and leading down the side of the house to a detached single garage. The rear garden is a fabulous feature of the property, being a good sized and private with mature borders and laid mainly to lawn. UNFURNISHED. AVAILABLE: IMMEDIATELY

#### IMPORTANT INFORMATION

Parking - Gravel driveway providing off road parking and leading to a detached single garage.

Garden maintenance - Garden services included within the rent

Heating - Gas central heating

Mains - Gas, Electric and Water

Broadband providers - Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE

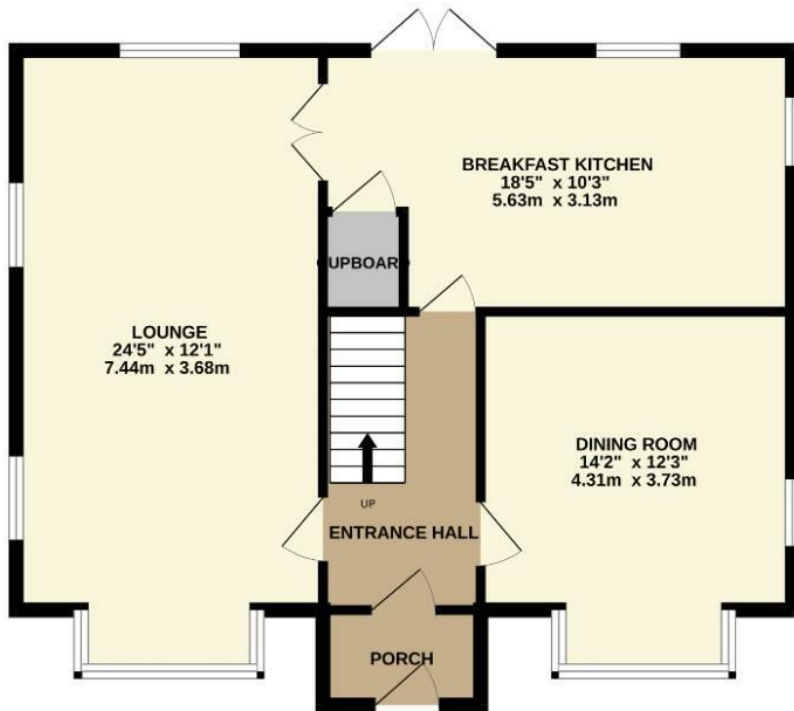
Mobile providers - EE, Three and Vodafone

\*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker

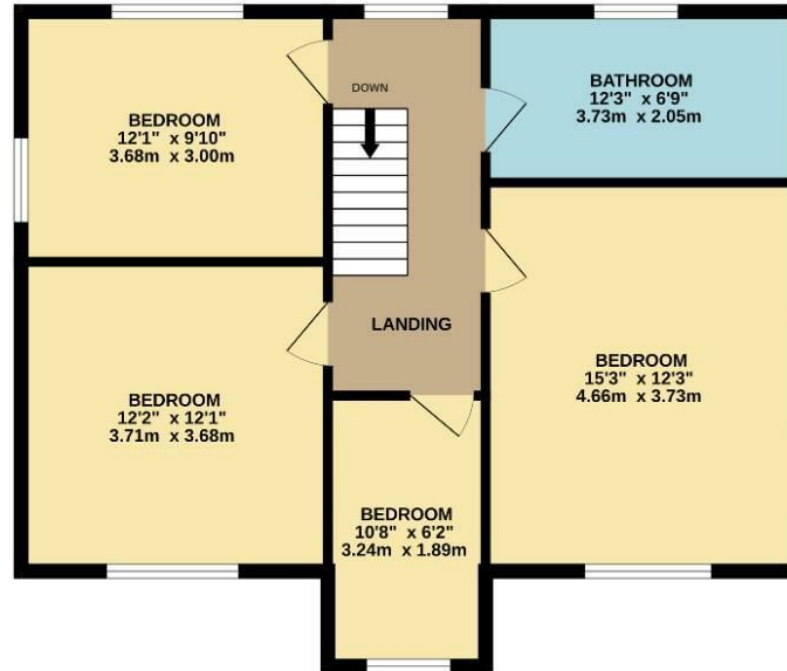




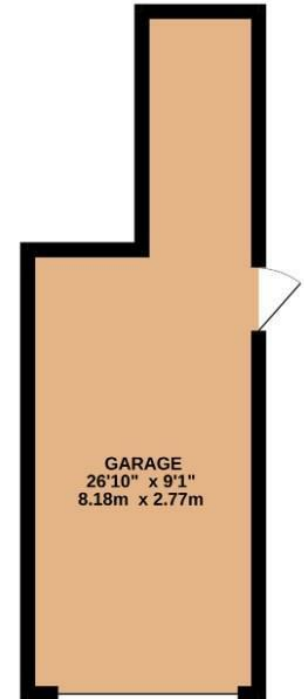
GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



DETACHED GARAGE  
202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.8 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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