

69 Three Acres Lane  
Cheadle Hulme, Cheshire, SK8 6GS



*mosley jarman*



## 69 Three Acres Lane, Cheadle Hulme, Cheshire, SK8 6GS

**Offers Over £475,000**

A well presented and spacious four-bedroom, two-bathroom end townhouse situated on a corner plot which forms part of the popular development built by Jones Homes. The property benefits from UPVC double glazing, gas fired central heating ran by a pressurised cylinder, off road parking, private rear garden and in catchment for Cheadle Hulme High School. The accommodation includes; entrance hallway (with down stairs w/c), sitting room/playroom, modern dining kitchen fitted with white gloss matching wall and base units, integrated fridge freezer and 'Neff' microwave and oven and space for appliances and space for dining). Leading from the dining kitchen area is an extension creating further living space. To the first floor there is a landing which provides access to a spacious living room/ bedroom (with two Juliet balconies) and master bedroom with en-suite (with a three piece suite including a rainfall head shower). To the second floor there is a further landing leading to three additional bedrooms (one with loft access, two with fitted wardrobes and the third with a storage cupboard) a stylish family bathroom (with three piece white suite including a panelled bath) and a further storage cupboard (housing the property's pressurised cylinder).



- Popular and convenient location with excellent transport links
- Modern and extended living kitchen
- Off-road parking
- School catchment area for Cheadle Hulme High School
- Private south-easterly facing garden
- Two Bathrooms (one en-suite) with excellent transport links
- Four well-proportioned bedrooms with great storage
- Accommodation Over Three Floors
- UPVC double glazing and gas fired central heating



### The Grounds & Gardens

To the front of the property there is a large garden with bordering bushes and shrubs and a driveway providing off road parking. To the rear of the property there is a private and enclosed South-Easterly facing garden with planted borders and a raised decking area.

### The Location

Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

### Important information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter- TBC

Freehold

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

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK8 6GS**

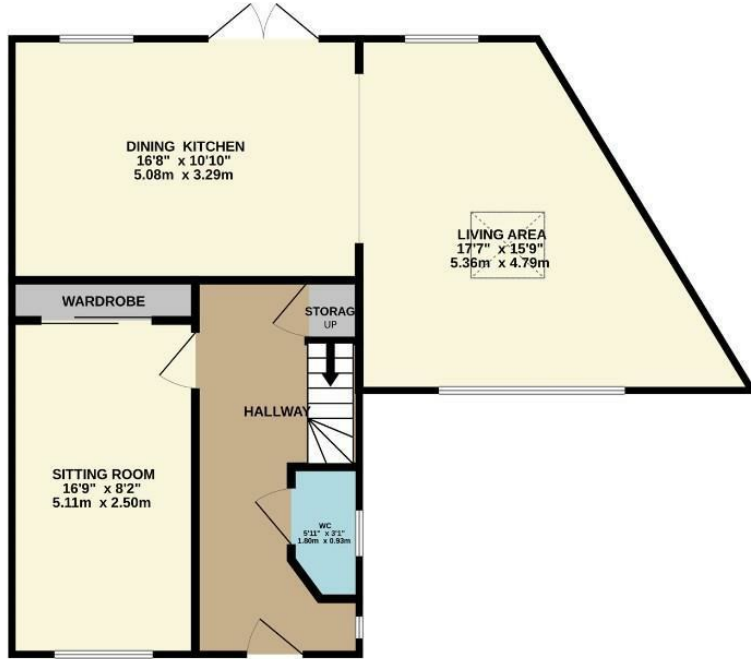
What 3 Words: **CLOSED.BATS.CUPS**

Council Tax Band: **E**

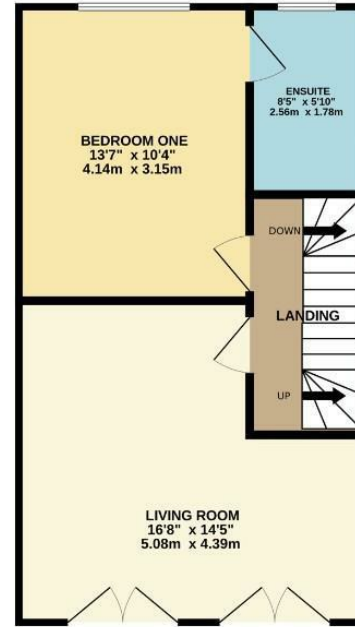
EPC Rating: **B**

Tenure: **Freehold**

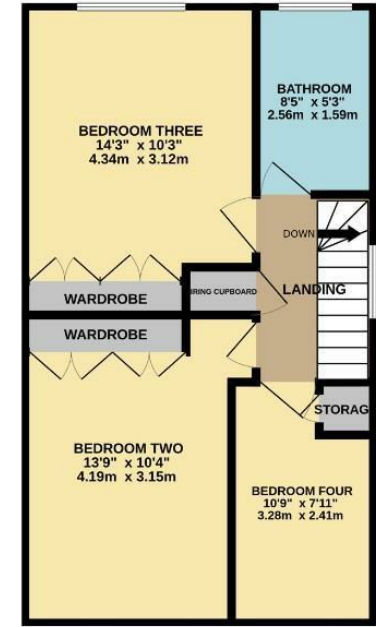
GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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