

28 Lynton Park Road
Cheadle Hulme, Cheshire, SK8 6JA



mosley jarman



FOOD SHOP
★ ★ ★ ★ ★
MON - Chicken & Rice
TUE - Chicken & Pasta
WED - Chicken & Pasta
THUR - Chicken & Pasta
FRI - Chicken & Pasta
SAT - Chicken & Pasta
SUN - Chicken & Pasta



28 Lynton Park Road, Cheadle Hulme, Cheshire, SK8 6JA

£1,450,000

Video Tour Available- A superbly presented and extended five double bedroom, five bathroom detached family home situated on a large plot in excess of 0.4 of an acre on one of Cheadle Hulme most sought after roads in a quiet and leafy location close to highly regarded private schools as well as being within the catchment of Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating (run by a pressurised cylinder) and CCTV. In addition the house is offered for sale with no onward chain. The accommodation is spread over three floors. At ground floor level is an entrance hallway (with vaulted ceilings), home office, utility room (with space for appliances) and stunning living kitchen (with vaulted ceilings and fantastic views over the garden- the kitchen is fitted with contemporary high gloss matching wall and base units, integrated appliances including wine fridge, stone work surfaces, large island breakfast bar, spacious living and dining areas and sliding doors with access to outside terrace and garden). To the first floor is a landing, master bedroom, (with floor to ceiling windows, balcony, fitted dressing table and walk in wardrobe), ensuite bathroom (fitted with stylish sanitary ware including free standing bath and separate shower enclosure with rainwater shower head) and three further double bedrooms (all with walk in wardrobes and contemporary ensembles). There is also a lower ground which includes; a further double bedroom (with ensuite), storage room, separate wc, living room (with multi-fuel log burner) and cinema room (with surround sound and French doors onto the garden).

A superbly presented and extended five double bedroom, five bathroom detached family home situated on a large plot in excess of 0.4 of an acre on one of Cheadle Hulme most sought after roads in a quiet and leafy location close to highly regarded private schools as well as being within the catchment of Cheadle Hulme High School. The property benefits from UPVC double glazing, gas fired central heating (run by a pressurised cylinder) and CCTV. In addition the house is offered for sale with no onward chain. The accommodation is spread over three floors. At ground floor level is an entrance hallway (with vaulted ceilings), home office, utility room (with space for appliances) and stunning living kitchen (with vaulted ceilings and fantastic views over the garden- the kitchen is fitted with contemporary high gloss matching wall and base units, integrated appliances including wine fridge, stone work surfaces, large island breakfast bar, spacious living and dining areas and sliding doors with access to outside terrace and garden). To the first floor is a landing, master bedroom, (with floor to ceiling windows, balcony, fitted dressing table and walk in wardrobe), ensuite bathroom (fitted with stylish sanitary ware including free standing bath and separate shower enclosure with rainwater shower head) and three further double bedrooms (all with walk in wardrobes and contemporary ensembles). There is also a lower ground which includes; a further double bedroom (with ensuite), storage room, separate wc, living room (with multi-fuel log burner) and cinema room (with surround sound and French doors onto the garden).



- Stunning five double bedroom , five bathroom detached family home
- Located on one of Cheadle Hulme most sought after roads
- Accommodation over three floors
- Stunning living kitchen
- Two reception rooms including cinema room
- Situated on a large plot in excess of 0.4 of an acre
- Close to highly regarded private schools and catchment of Cheadle Hulme High
- Superbly presented throughout
- Integral garage and utility room
- No onward chain





The Grounds & Gardens

The property is situated on a large plot with off road parking to the front for multiple cars and access to an integral garage (with electric roller door, lights and power) . To the rear of the house is a large well established garden which enjoys a high level of privacy. From the kitchen is a large terrace (with glass balustrade). The garden is mainly laid to lawn (with additional seating area with pergola, fruit trees, timber shed and greenhouse). In addition there is a separate courtyard and seating area.

The Location

The property is situated in a highly sought after, quiet and leafy location close to highly regarded private schools as well as being within the catchment of Cheadle Hulme High School. 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 - Medium Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter-Present at Property.

Freehold

Planning Permission Approved 2016- Stockport Planning Portal ref. DC/061400

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 Virgin, Media, EE & Three*

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 6JA**

What 3 Words: **ports.strong.first**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Freehold**

LOWER GROUND FLOOR
1357 sq.ft. (126.0 sq.m.) approx.



GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 3584 sq.ft. (333.0 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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