

9 Hulme Hall Close

Cheadle Hulme, Cheshire, SK8 6LH



mosley jarman





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£750,000

A beautifully presented bespoke five double bedroom, two-bathroom mews house which forms part of a small peaceful cul-de-sac development built by PH Homes circa 2014. The house is positioned near to excellent private and state schools (including Lane End Primary School and Cheadle Hulme High School) and is within a short walk of Cheadle Hulme village and the train station. The property benefits from UPVC triple glazing, gas fired central heating (run by a combination boiler), allocated parking and landscaped gardens. The accommodation includes a spacious entrance hall (with two recessed cloak rooms), downstairs w.c, living room (with contemporary living flame gas fire and floor to ceiling windows), study (with floor to ceiling windows), stunning living kitchen (providing the ideal entertaining/family living space for cooking, dining and lounging). The kitchen area is fitted with modern matching wall and base units, Corian work surfaces and integrated Neff and Miele appliances, breakfast bar/ island, French doors open to the rear garden and a utility cupboard (with plumbing for appliances). The first-floor landing (with double recessed storage cupboard and loft access) provides access to a main bedroom with vaulted ceilings and a luxurious en-suite bathroom, four further double bedrooms (one with vaulted ceilings) and a stylish family bathroom.



- Bespoke five double bedroom family home
- School catchment area for Lane End Primary School and Cheadle Hulme High School
- Stunning living kitchen
- Two bathrooms and down stairs wc
- Short walk of Cheadle Hulme village and the train station
- Forms part of a small peaceful cul-de-sac development built by PH Homes circa 2014
- Two reception rooms
- Allocated parking and visitors parking
- Beautifully presented throughout
- Freehold- Estate rent charge of £1435 per annum





The Grounds & Gardens

To the front of the property is allocated parking. In addition there is a further secure allocated parking space and visitors parking. To the rear of the house is an attractive landscaped and established South East facing woodland garden (with patio, lawn, planted shrubs and border, raised beds and fruit trees).

The Location

The property is situated in a convenient location between Bramhall and Cheadle Hulme Villages and within catchment for Lane End Primary School and 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, water.

Drainage- Septic tank shared between houses on development.

Property Construction- Brick built with tiled roof

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

Water Meter- Present at Property

Freehold- Estate rent charge of £1435 per annum

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*. (Limited indoor coverage with some 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 6LH**

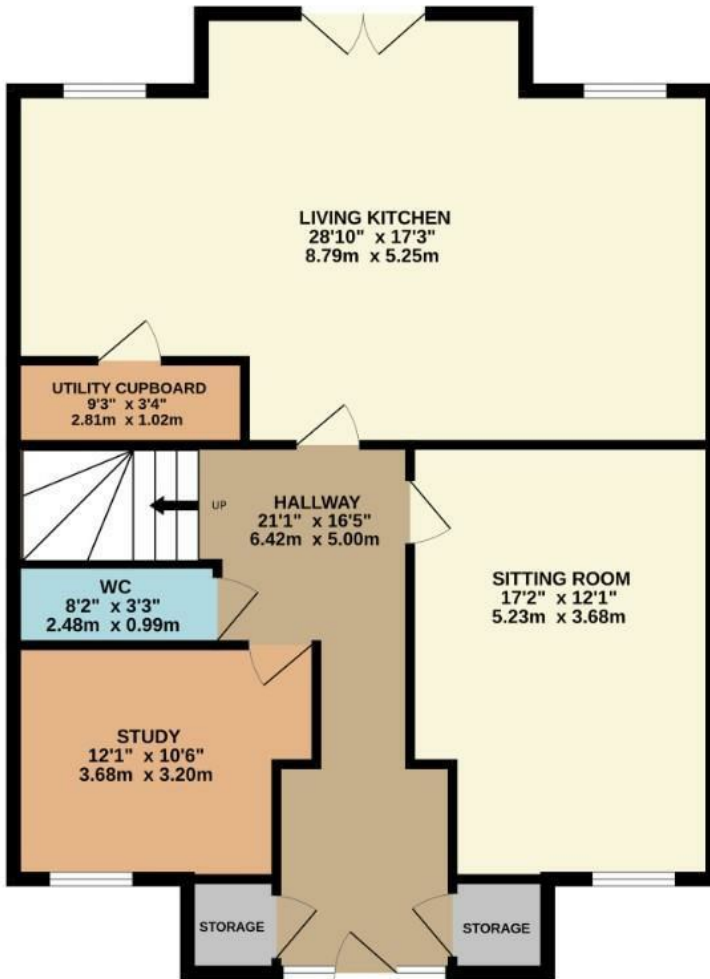
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Council Tax Band: **F**

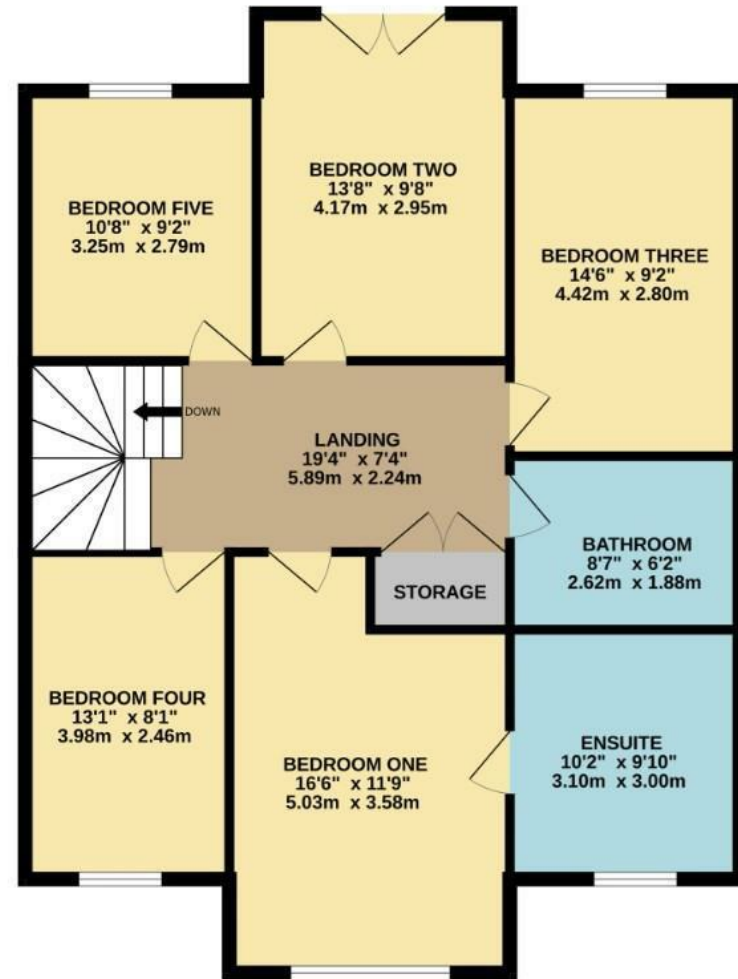
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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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