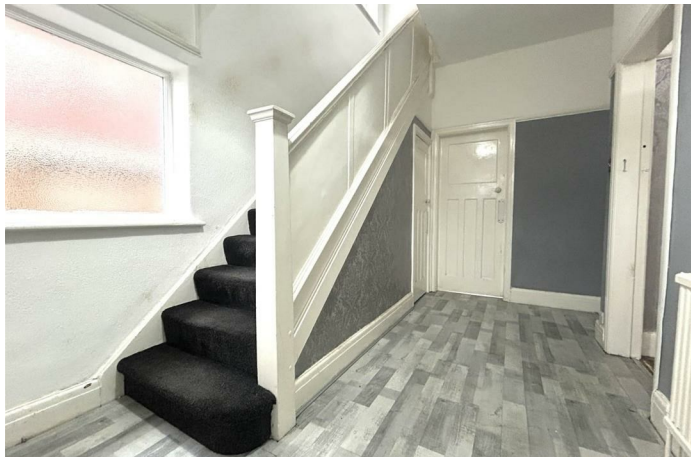


2 Hulme Hall Crescent

Cheadle Hulme, SK8 6LG



mosley jarman



2 Hulme Hall Crescent, Cheadle Hulme, SK8 6LG

Offers In Excess Of £500,000

An exciting detached family home in need of a general program of refurbishment and offering wonderful scope for improvement. Situated in a desirable cul de sac just off Hulme Hall Road, and barely a stones throw from the hugely sought after Cheadle Hulme School and close to Cheadle Hulme High, this generous home is sensibly priced to reflect its current condition and will appeal to those looking for a home to make their own.

Accessed via a double driveway and garden frontage, the accommodation comprises an entrance porch, spacious hallway, bay fronted lounge, a separate dining room with French doors opening to the rear garden, a part converted garage/ store room, and an extended kitchen which overlooks the rear garden and has access out to the side.

On the first floor the landing provides access to 3 well proportioned bedrooms and the family bathroom.

- EXCITING RENOVATION POTENTIAL
- CUL DE SAC POSITION
- 2 DRIVEWAYS
- CLOSE TO CHEADLE HULME SCHOOL
- EXCELLENT SCOPE TO EXTEND
- ENCLOSED REAR GARDEN



Grounds and Gardens

To the front of the property there are 2 driveways providing ample off road parking with a central garden area in between. There is gated access down the left hand side of the house giving a paved patio which extends to the rear of house. Beyond the patio is an enclosed garden, largely laid to lawn and surrounded by mature hedge borders.

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

Water Meter - tbc

Freehold

Broadband providers - Openreach / Virgin Media - 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/ 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 6LG**

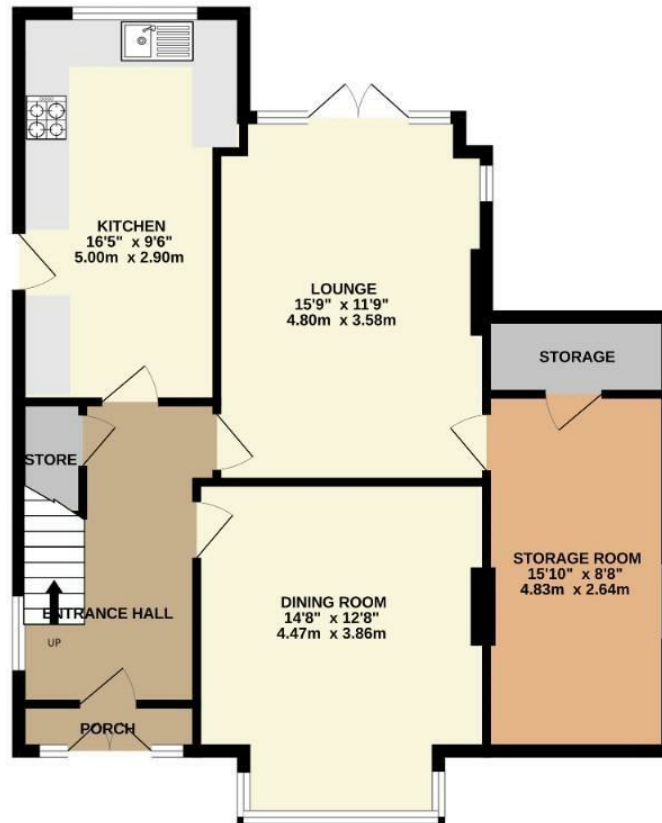
What 3 Words: **libraries.movies.flags**

Council Tax Band: **E**

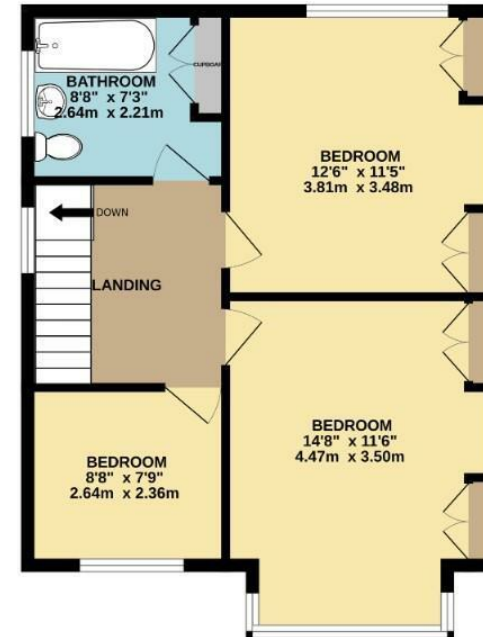
EPC Rating: **E**

Tenure: **Freehold**

GROUND FLOOR
791 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.