

# 10 Acre Lane

Cheadle Hulme, Cheshire, SK8 7PL



*mosley jarman*





## 10 Acre Lane, Cheadle Hulme, Cheshire, SK8 7PL

**Guide Price £650,000**

A significantly extended and well balanced family home in this hugely popular location on the Cheadle Hulme / Bramhall border. Boasting a large south facing rear garden, 3 generous receptions and excellent 4 bedroom, 2 bathroom accommodation, this charming family home also enjoys a good driveway and integrated garage and is superbly positioned for Moss Hey Primary School, Bramhall High School and close to Cheadle Hulme High.

The accommodation is accessed via the driveway frontage and comprises a spacious entrance porch leading through to the hallway where you'll find a cleverly incorporated downstairs WC under the stairs. To the front is an attractive bay fronted lounge with a feature fire place, whilst to the rear is a very large 20ft lounge with another feature fire place and glazed double doors opening to the rear garden. The extended kitchen diner is now a great sized L-shaped room with the kitchen area fitted with a comprehensive range of floor and wall units, and housing a large range cooker, integrated dishwasher and fridge. An internal door from the kitchen accesses the garage with a second door to the large rear porch, currently used as a study with a door leading out to the gardens.

On the first floor the split landing gives access to 4 well proportioned bedrooms, the family bathroom with a sunken bath, and a separate shower room with large walk in shower.

- EXTENDED FAMILY HOME
- 4 GOOD SIZED BEDROOMS
- 3 RECEPTION SPACES
- LARGE SOUTH FACING REAR GARDEN
- 2 BATHROOMS
- DRIVEWAY AND INTEGRATED GARAGE





## Grounds and Gardens

To the front is a good sized driveway giving ample off road parking and access to the integrated garage. To the rear is a wonderful and generous south facing rear garden with paved steps adjacent to the rear, a large lawned expanse with privet hedge to one side and panel fence to the other. Towards the end of the garden is another large patio area, perfect for a hot tub with power points and a slightly raised play area.

## Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic 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.

## Additional Information

Heating - Gas central heating (radiators)

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

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

Water Meter- Yes

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 Virgin Media.

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.

Postcode: **SK8 7PL**

What 3 Words: **allow.bound.friend**

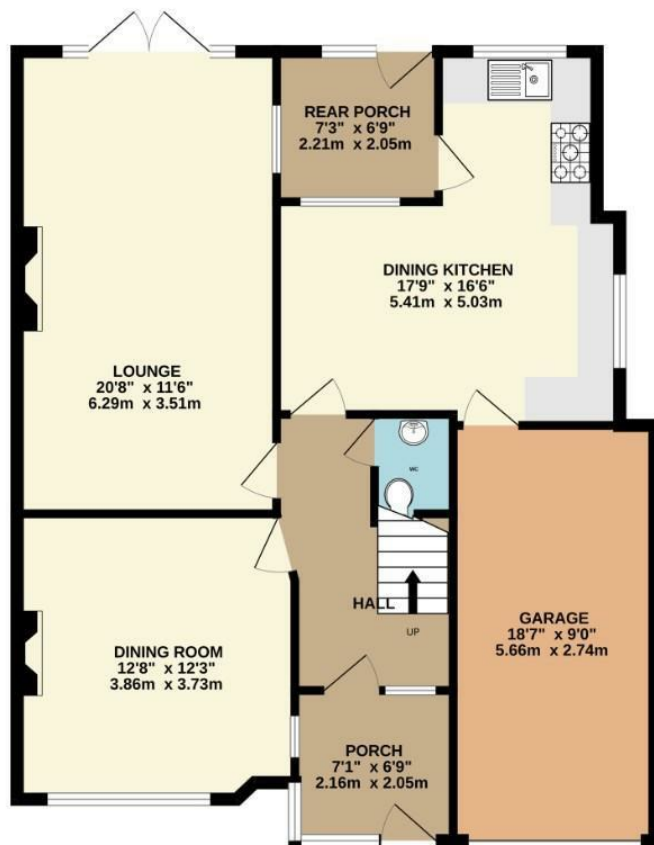
Council Tax Band: **E**

EPC Rating: **E**

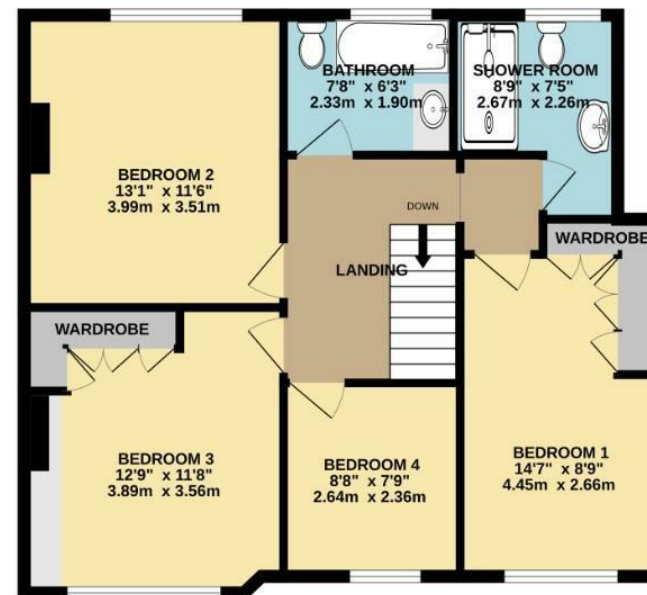
Tenure: **Freehold**



GROUND FLOOR  
942 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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