

ANY
PART EXCHANGE
WELCOME



Acre Lane

Cheadle Hulme, SK8 7PL

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Acre Lane, Cheadle Hulme, SK8 7PL

This beautiful home boasts a recent refurbishment, offering a modern and stylish living space perfect for a family. With four bedrooms and two bathrooms, there's plenty of room for everyone to enjoy. Its detached status provides privacy, and being situated on a corner plot adds to the appeal. Heading up the expansive gravel driveway, you are greeted by a stately solid Oak front door, inviting you into the porch.

Upon entering, a welcoming hallway unfolds, offering access to the downstairs WC for added convenience. Step further into the home, where a stylish living room awaits, complete with a charming log burner, perfect for creating a cosy ambiance on chilly winter evenings. Adjacent to the living room lies a home office, thoughtfully designed for those who work remotely, boasting a serene view to the front of the property. Continuing your exploration, you'll discover a practical utility room, meticulously designed to cater to the needs of a bustling household. Equipped with an integrated microwave and ample space for a washing machine and tumble dryer, it offers a seamless solution for all your laundry requirements. Completing the ground floor is the heart of the home - the kitchen diner. This inviting space is a culinary haven, featuring bi-folding doors that effortlessly merge indoor and outdoor living, creating a seamless transition to the garden. Adorned with tasteful shaker style wall and base units, the kitchen exudes timeless elegance. The Quartz worktop and breakfast bar island, complete with a sink and integrated appliances, offer both functionality and style. With ample space for a dining area, it's the perfect setting to enjoy family meals or entertain guests with ease and grace.

Ascending the stairs to the first floor, you'll be welcomed by a spacious landing, offering access to four bedrooms and two beautifully appointed bathrooms. The first bedroom, boasting tranquil views of the garden, features an elegant ensuite shower room, adding a touch of luxury and privacy to this serene retreat. Continuing your exploration, you'll find three additional bedrooms, each thoughtfully designed to accommodate various lifestyle needs. Two of these bedrooms are generously sized doubles, offering ample space for relaxation and rest. Meanwhile, the third bedroom, currently utilised as a dressing room, presents versatility and flexibility to suit your preferences. Completing the first floor is an exquisite family bathroom, adorned with stylish grey tiles from floor to ceiling. A highlight of this space is the quirky vanity unit, boasting his and her sinks for added convenience. A separate rain head shower, complete with built-in shelving to organise all your necessary products, provides indulgent bathing experiences. Additionally, a curved bath, adorned with black accent fittings, adds a touch of sophistication and charm to this impeccably designed bathroom.





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At the rear of this exquisite family home lies a meticulously landscaped garden, designed to offer a serene retreat for relaxation and outdoor enjoyment. The garden predominantly features a lawn, providing ample space for children to play and for hosting outdoor gatherings. Adding to the charm of the outdoor space is a contemporary paved patio area, adorned with stylish stones, ideal for basking in the sunshine during leisurely evenings or weekends. Whether it's alfresco dining with loved ones or simply unwinding amidst the tranquility of nature, this patio area provides the perfect setting for making lasting memories. Adjacent to the garden is a detached garage, offering convenient storage and other outdoor essentials. An additional driveway provides space for one vehicle, ensuring ample parking for residents and guests alike. An added bonus is the built-in log store, providing a convenient and organised space to store firewood for cosy nights by the fireplace.



The Current Owners Love:

- Double bi-folds opening onto the garden make for great entertaining and feel of indoor/outdoor living, great for summer
- Enough parking for 7 cars on both driveways, carport and garage
- Large front to back garden that gets the sun all day

We Have Noticed:

- Catchment area for excellent local school
- Aesthetically pleasing with a high end finish throughout
- Close to Bramhall Village with lovely restaurants, bars and shops





Key Features:

- A recently refurbished detached family home
- Four well-proportioned bedrooms and two stylish bathrooms
- High end fixtures and fittings throughout
- Corner plot with an impressive landscaped wrap around garden
- Catchment area for excellent local schools
- Utility room, downstairs WC and office adding the perfect addition to the home
- Detached garage and two driveways

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1577

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch 8'5" x 3'10" (2.57m x 1.17m)

Hallway 13'2" x 8'5" (4.01m x 2.57m)

Office 7'10" x 5'10" (2.39m x 1.78m)

Living Room 17'0" x 11'10" (5.18m x 3.61m)

Kitchen/Diner 28'1" x 14'2" (8.56m x 4.32m)

Utility Room 7'10" x 6'5" (2.39m x 1.96m)

WC 5'0" x 4'4" (1.52m x 1.32m)

FIRST FLOOR

Landing 12'0" x 7'10" (3.66m x 2.39m)

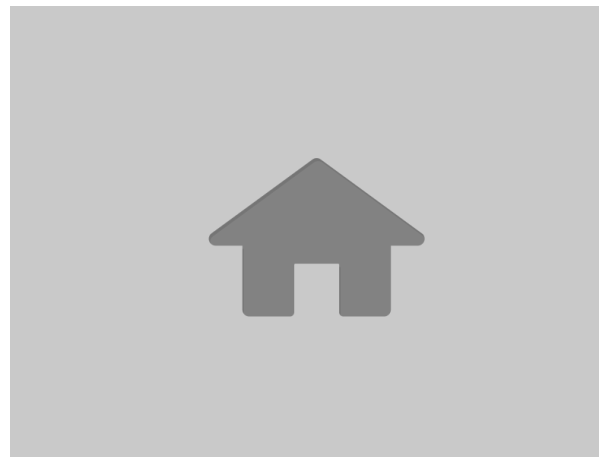
Bedroom One 12'10" x 11'10" (3.91m x 3.61m)

Bedroom Two 14'0" x 11'10" (4.27m x 3.61m)

Bedroom Three 12'0" x 7'10" (3.66m x 2.39m)

Bedroom Four 9'5" x 6'1" (2.87m x 1.85m)

Bathroom 10'1" x 9'5" (3.07m x 2.87m)



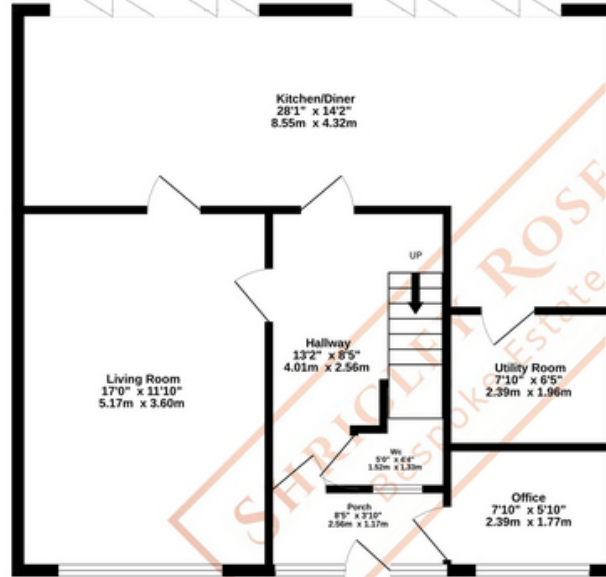


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

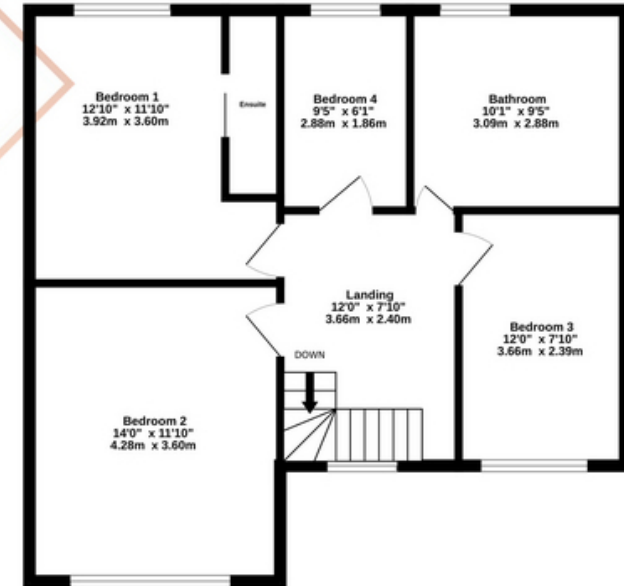
Garage
171 sq.ft. (15.9 sq.m.) approx.



Ground Floor
740 sq.ft. (68.8 sq.m.) approx.



1st Floor
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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