



**GASCOIGNE
HALMAN**

Ack Lane West, Cheadle Hulme
Offers In Excess of £475,000

THE AREA'S LEADING ESTATE AGENCY



This impressive townhouse has been beautifully refurbished throughout. Every room has been meticulously modernised and remodelled with no expense spared. The family bathrooms offer a degree of luxury with stunning modern materials on display along with contemporary tiling. The beautifully arranged open plan kitchen family room will form the hub of the home, however this versatile living accommodation spread across three levels with living space in excess of 1100 sq/ft will suit a variety of buyers, whether in need of a plethora of bedrooms or reception rooms. The property enjoys a privileged setting close to amenities, transport links as well as excellent primary Schools and the notoriously popular Cheadle Hulme High School.

Property details

- Fully Refurbished Family Home With Accommodation In Excess of 1100 sq/ft
- Versatile Accommodation Spread Across Three Levels With Four Bedrooms and Stylish Two Bathrooms
- Within Easy Walking Distance Of Cheadle Hulme High School & Excellent Primary Schools
- On The Doorstep Of Amenities Along Church Road & Easy Access To Cheadle Hulme Village & Cheadle Hulme Train Station
- Immaculate Large Open Plan Kitchen Living Family Room, Complete With Balcony
- Delightful West Facing Rear Garden With New Fencing



About this property

This home delivers exceptional peace of mind knowing that every aspect of the property has been upgraded to a stylish and energy efficient standard. The majority of the property has been stripped back to brick and has been re-built to exude a sophisticated and elegant interior. The entrance hallway promotes the perfect introduction and there is ample space for storage under the stairs but equally this area could be transformed into a home office if needed. There are two bedrooms to the ground floor but it is also easy to recognise the rooms as reception rooms or play rooms, depending on how buyers choose to utilise the space. The ground floor also includes a stunning bathroom with a clean and crisp décor along with a useful utility room for additional convenience. Leading up the stairs you are greeted by fabulous open plan kitchen living family room. To the left is a beautiful living room complete with media wall and double doors open onto the balcony. A shaker style kitchen reveals an exquisite and classic look with a delightful breakfast peninsula offering a sociable space. There is ample room for a dining table and chairs for more of a comfortable family dining experience, whilst the kitchen includes a range of high spec integrated appliances for efficiency. The open stair case leads to a gallery landing which features a sky light window and this pours ample light into the space. Two well-proportioned double bedrooms are positioned off the landing. The master bedroom includes a range of bespoke fitted wardrobes providing excellent storage. A family bathroom completes the internal accommodation and again exhibits a meticulous attention to details with a high spec finish. Externally there is a lawned garden which has been remarkable landscaped with newly installed slatted fencing. This home is a credit to its owners and with a full re-wire, newly installed boiler, new stylish windows and a full internal restoration, this property will deliver a convenient lifestyle close to amenities, Schools and transport links.













DIRECTIONS

SK8 7EL

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

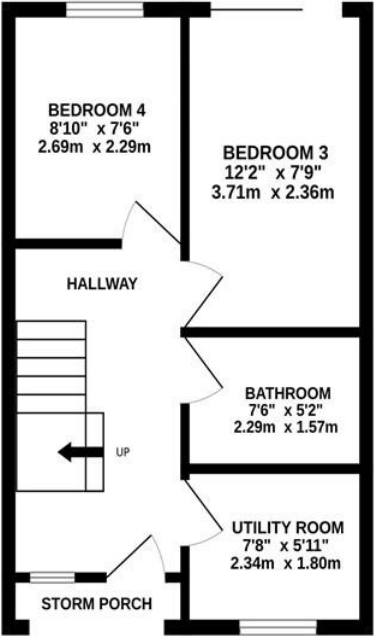
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

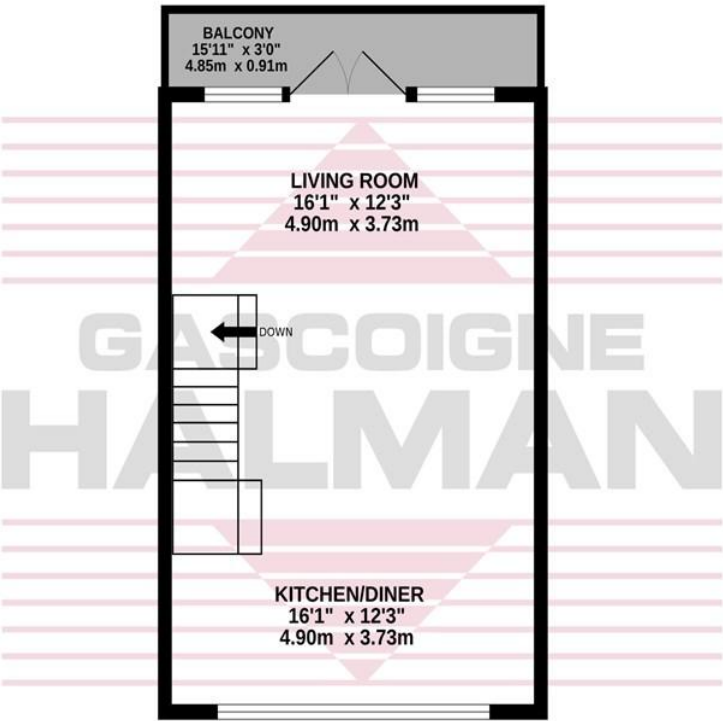
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

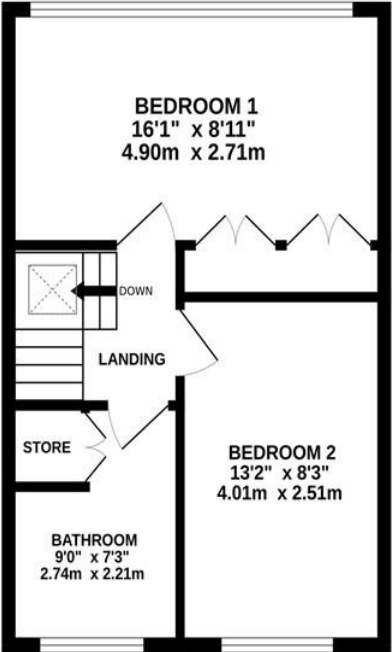
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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