

62a Ack Lane West
Cheadle Hulme, Cheshire, SK8 7EL



mosley jarman





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£1,300,000

An immaculately presented, substantially extended, and generously proportioned five-bedroom, three-bathroom detached family home, occupying an impressive 0.3-acre plot in a highly sought-after residential location. Ideally situated within walking distance of Cheadle Hulme and Bramhall Village and the train station, the property also lies within the desirable catchment area for Cheadle Hulme High School.

Having recently undergone a comprehensive programme of refurbishment and extension, the property now offers a stylish and contemporary interior, finished to an exceptional standard throughout. Designed with modern family living in mind, the accommodation is both versatile and well-balanced, seamlessly combining generous living space with high-quality finishes.

At the heart of the home is a stunning open-plan kitchen, dining, and living area, ideal for both everyday living and entertaining. This is complemented by contemporary bath and shower rooms, premium fittings, and thoughtfully flooring and lighting throughout.

To the first floor are three impressive bedrooms, two of which feature en-suite facilities, along with a beautifully appointed, fully tiled family bathroom complete with a freestanding bath and high-quality fixtures and fittings. The principal bedroom further benefits from a walk-in wardrobe providing excellent storage, as well as attractive views over the landscaped garden.

The top floor completes this superb home, offering two further well-proportioned double bedrooms, ideal for growing families, guests, or flexible working space.

- An immaculately presented and substantially extended detached family home
- Occupying an impressive 0.3-acre plot in a highly sought-after residential location
- Within the desirable catchment area for Cheadle Hulme High School
- UPVC double glazing and gas-fired central heating
- Five bedrooms and Three bathrooms
- Ideally positioned within walking distance of Cheadle Hulme village and train station
- Recently undergone a comprehensive programme of refurbishment and extension
- Stunning open-plan kitchen, dining, and living space forming the heart of the home







The Ground and Gardens

To the front of the property, a private in-and-out driveway provides generous off-road parking for several vehicles, along with access to the garage. The frontage is bordered by a mature, well-maintained hedge, offering an excellent degree of privacy and a pleasant approach to the home. To the rear, the property enjoys a beautifully landscaped garden, predominantly laid to lawn and ideal for families. A spacious patio area provides the perfect setting for outdoor dining and entertaining, while a variety of established trees, bushes, and shrubs create a private and attractive backdrop.

The 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- 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 EE, Three*

Mobile providers- Mobile coverage at the property available with all main providers*.
(Some limited indoor coverage).

* 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 7EL

What 3 Words: [grace.format.online](https://www.what3words.com/3wq8-888g-888g)

Council Tax Band: G

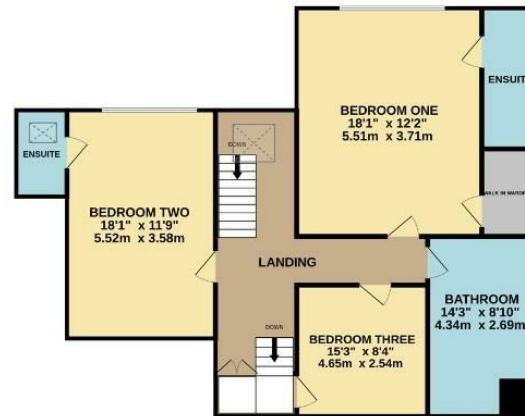
EPC Rating: D

Tenure: Freehold

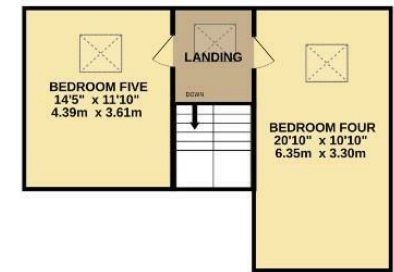
GROUND FLOOR
1800 sq.ft. (167.2 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



2ND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 3294 sq.ft. (306.0 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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