



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

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HALMAN**

Lyncombe Close, Cheadle Hulme  
**£635,000.00**

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Lyncombe Close is a beautifully presented four-bedroom detached home situated in a quiet cul-de-sac in the highly sought-after area of Cheadle Hulme. This property offers a spacious and versatile layout, making it ideal for modern family living. The property is positioned in close proximity to Thorn Grove Primary School as well as Hursthead Infant & Junior School. Cheadle Hulme High School also sits within walking distance and therefore all your children's educational needs can be easily met. The Wilmslow-Handforth bypass provides convenience and access to Stanley Green & Handforth Dean Retail Park whilst Bramhall village will provide an array of facilities for any buyer.

## Property details

- Situated in a Quite Sought-after Cul-de-sac Location
- Located Close to Excellent Schools & Amenities
- Spacious Modern Four Bedroom & Two Bathroom Detached Family Home
- Contemporary Open Plan Kitchen Dining Room
- Large Bay Fronted Living Room with Additional Sitting Room Overlooking The Rear Garden
- Excellent Family Accommodation Approaching 1400 sq/ft



## About this property

Upon entering the property, you are welcomed into a bright entrance porch which leads into an entrance hallway which in turn leads into the main living spaces. A generously sized bay fronted lounge with a feature fireplace serves as a cozy yet stylish space for relaxing. Large windows allow for plenty of natural light, creating a warm and inviting atmosphere. Adjacent to the lounge, the separate dining room provides the perfect setting for family meals and entertaining guests. The dining room opens onto the sitting room/conservatory enhancing the sense of space and light with views across the rear garden. The modern kitchen is well-equipped with stylish cabinetry, ample storage, and high-quality integrated appliances. A separate utility room offers additional storage space for laundry and storage. There is also a downstairs W/C conveniently positioned off the utility area. The first floor boasts four well-proportioned bedrooms, each with ample fitted storage. The master bedroom is a stand-out feature of the property, offering ample space for a king-sized bed, beside tables along with bespoke built in fitted wardrobes. Large windows allow natural light to flood in, creating a bright airy atmosphere. The en-suite bathroom includes a three piece suite and certainly provides a useful addition to this magnificent four bedroom home. The remaining three bedrooms are all well-proportioned, making them ideal for children, guests, or even a home office. Each room benefits from plenty of natural light and built-in storage options, ensuring they can be easily adapted to suit the needs of a growing family. The family bathroom is finished to an excellent standard, making this a practical space for the whole family. The property enjoys a well-maintained and landscaped garden, offering a private outdoor space perfect for relaxation, children's play, or summer barbecues. An integral garage provides storage whilst the private driveway allows for multiple vehicles.











## DIRECTIONS

SK8 7RB

## COUNCIL TAX BAND

E

## 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		87 B
69-80	C	78 C	
55-68	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?

No

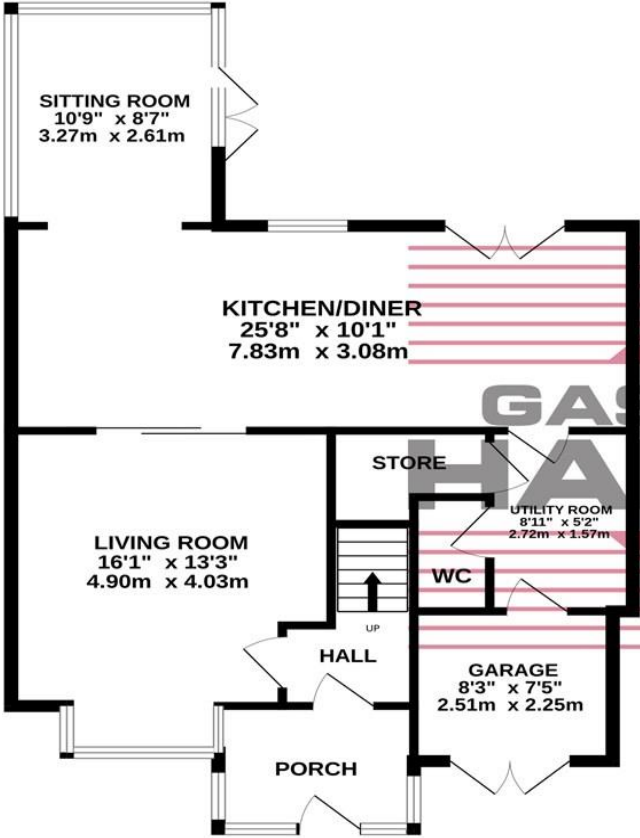
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

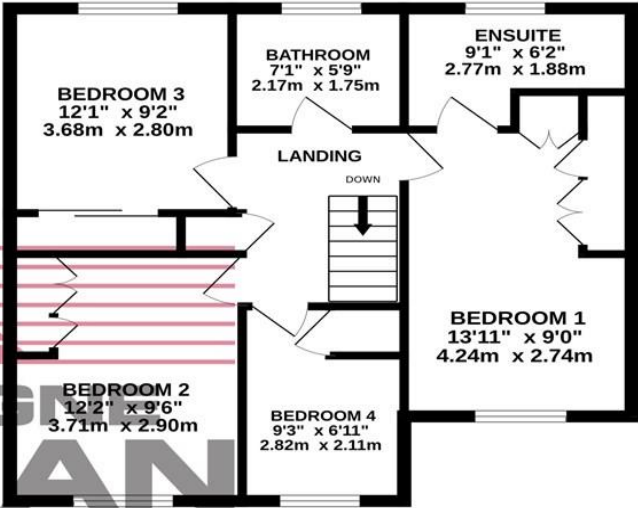
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GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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