

55 Hall Meadow

Cheadle Hulme, Cheshire, SK8 6BN



mosley jarman



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Offers Over £300,000

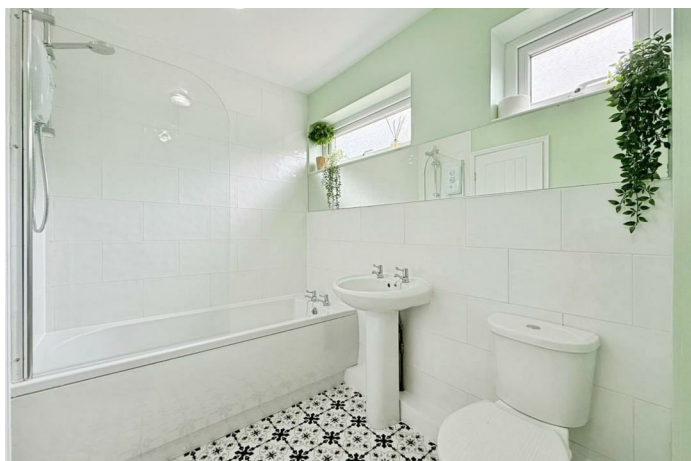
A superbly presented and recently refurbished three-bedroom family home, ideally positioned in a highly convenient location close to local shops and amenities and within the catchment area for Cheadle Hulme High School.

The property benefits from uPVC double glazing, gas-fired central heating, rear parking, a utility room, and is offered with no onward chain. Having undergone a comprehensive programme of refurbishment, it is completely turn-key and represents an excellent opportunity for a first-time buyer or investor.

The accommodation comprises an entrance hallway with stairs leading to the first floor, and a spacious dual-aspect living room that enjoys plenty of natural light and views over the rear garden. There is a stunning fitted kitchen with integrated appliances, a useful storage cupboard and direct access to an external utility room with space for a washer and dryer.

To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish family bathroom.

- Superbly presented and recently refurbished three-bedroom family home
- Within the catchment area for Cheadle Hulme High School
- Rear parking and external utility room
- Ideal for first-time buyers or investors
- No onwards chain
- Highly convenient location close to local shops and amenities
- uPVC double glazing and gas-fired central heating
- Stylish kitchen and bathroom
- West facing garden



The Grounds and Gardens

To the front of the property, there is a well-maintained lawn with a pathway leading to the entrance. To the rear, the property enjoys a west-facing garden featuring a lawn, established bushes and shrubs, and ample space for outdoor entertaining. There is also access to the utility room and a garden shed, providing additional storage. The property further benefits from rear parking, accessed via a gate at the back of the garden.

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 Virgin Media, EE & Three

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.

** Information provided by GOV.UK

Postcode: **SK8 6BN**

What 3 Words: **files.movie.exchange**

Council Tax Band: **B**

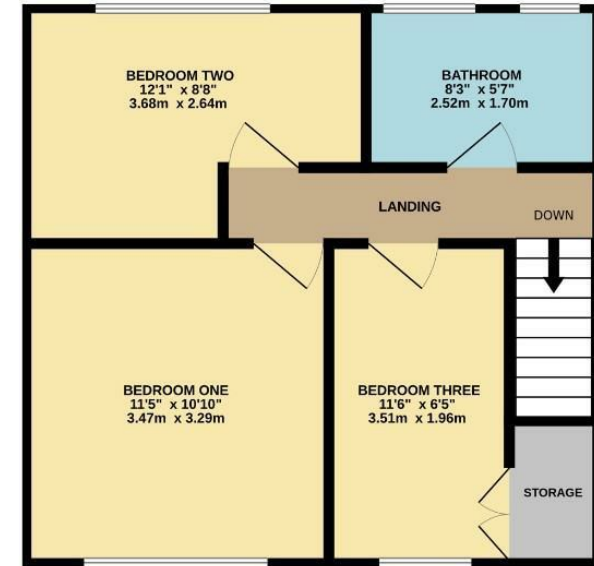
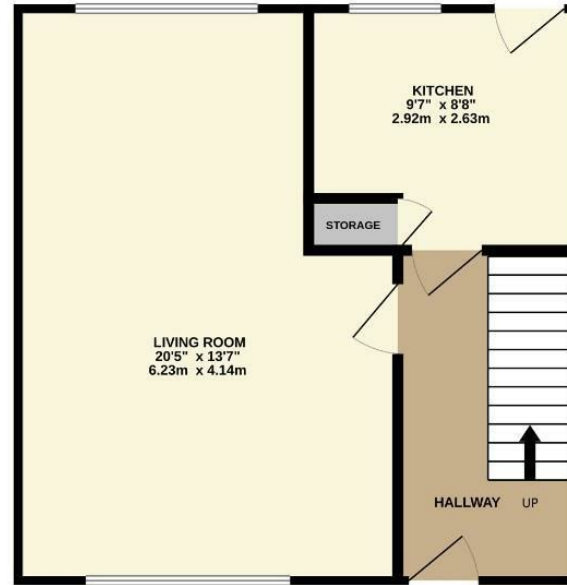
EPC Rating: **C**

Tenure: **Freehold**

UTILITY ROOM
35 sq.ft. (3.3 sq.m.) approx.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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