

4 Acre Lane  
Cheadle Hulme, Cheshire, SK8 7PL



mosley jarman



## 4 Acre Lane, Cheadle Hulme, Cheshire, SK8 7PL

**£425,000**

An extended three-bedroom semi-detached family home, perfectly positioned in a highly desirable residential area close to the vibrant centres of Bramhall and Cheadle Hulme villages.

The property lies within the sought-after catchment areas for Moss Hey Primary School and Bramhall High School, making it an ideal choice for families. Offering a wealth of charm and character, this fantastic home benefits from gas-fired central heating, off-road parking and spacious accommodation throughout.

The accommodation comprises; an enclosed porch, entrance hallway, a dining room (with dual-aspect windows and a feature fireplace), a spacious living room (with access to the lean-to extension) and a kitchen (offering space for appliances and direct access to the rear garden). To the first floor there is a landing leads to three bedrooms and a family bathroom.

This property offers an incredible amount of potential, with the opportunity to extend to the side or rear (subject to planning permission) to create a generous four-bedroom family home. Additionally, the property is offered for sale with no onward chain, making it an ideal choice for buyers.

- An extended three-bedroom semi-detached family home
- Within the catchment area for Moss Hey Primary School and Bramhall High School
- Gas-fired central heating
- Excellent potential to extend to the side or rear (subject to planning permission)
- Situated in a highly desirable residential area.
- Offers a wealth of charm and character throughout
- Corner plot and off road parking for several cars
- Offered for sale with no onward chain



#### The Grounds & Gardens

The property occupies a generously sized corner plot, providing an excellent sense of space and privacy. To the front, there is off-road parking and a variety of established bushes, trees, and shrubs, creating an attractive frontage and a good degree of screening from the road. To the rear, the home enjoys a beautifully mature garden, well stocked with a range of plants, bushes, and shrubs, offering a peaceful and private outdoor space ideal for relaxing or entertaining.

#### The Location

The property is well located in a convenient location within easy reach of Bramhall and Cheadle Hulme villages and is within the school catchment area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic High School. 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, water 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 and 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 7PL**

**What 3 Words:** **name.shins.slope**

**Council Tax Band:** **D**

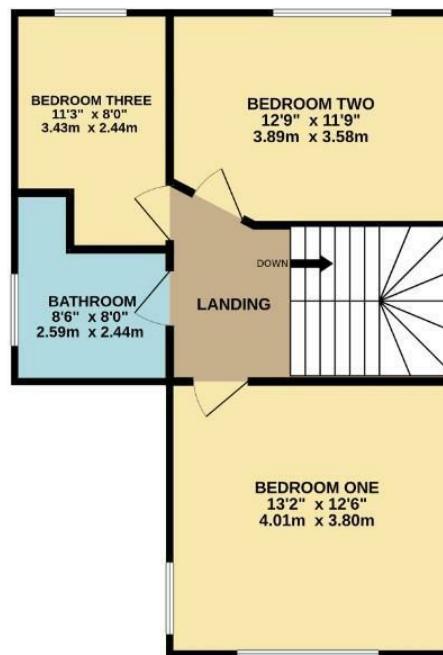
**EPC Rating:** **E**

**Tenure:** **Freehold**

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD  
Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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