

23 Ack Lane West

Cheadle Hulme, Stockport, SK8 7EN



*mosley jarman*





## 23 Ack Lane West, Cheadle Hulme, Stockport, SK8 7EN

**£675,000**

A significantly extended and very well presented family home in this hugely popular location close to the Cheadle Hulme/ Bramhall border and within the catchments of Hursthead Junior School and Cheadle Hulme High School. Boasting a huge extended kitchen/dining/ family space at the rear, plus a further 2 reception rooms in addition to the 4 bedroom, 2 bathroom layout upstairs, it also enjoys a good driveway frontage and generous rear garden.

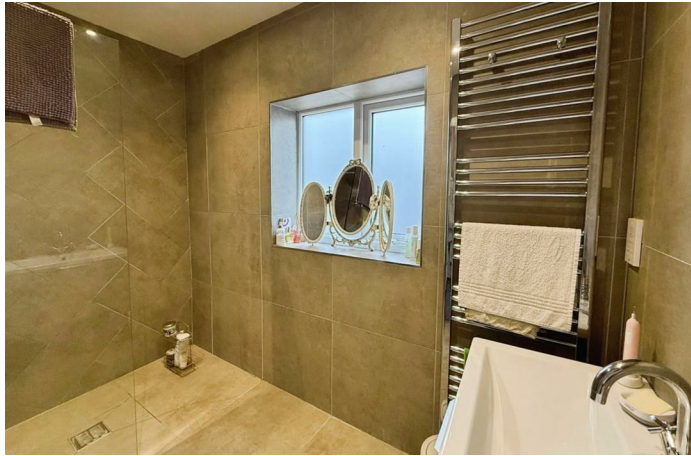
The accommodation comprises a spacious hallway with a useful understairs cupboard. To the right the garage has been converted into a useful sitting/ family room, whilst on the left is the original lounge, both with box bay windows to the front. Positioned at the rear is the huge extended kitchen/ dining/ living space with 2 sets of bi-folding doors opening to the garden and being flooded with light through 4 skylight windows. The kitchen area is fitted with an excellent range of floor and wall units with an L-shaped island unit, and houses an integrated oven, combination oven, warming drawer, induction hob and dishwasher with space for an American style fridge freezer. Off the kitchen is a spacious utility room with space for washer and dryer and a door to the side plus access to a downstairs WC and store cupboard.

On the first floor the landing leads to 4 good sized bedrooms, the principal one enjoying a lovely ensuite shower room in addition to the family bathroom.



- EXTENDED FAMILY HOME
- HUGE OPEN PLAN LIVING/ DINING/ KITCHEN
- CHEADLE HULME HIGH CATCHMENT
- AMPLE OFF ROAD PARKING
- 4 BEDROOMS, 2 BATHROOMS
- 2 FURTHER RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- GOOD SIZED REAR GARDEN





### Grounds and Gardens

To the front is a good sized driveway which provides ample off road parking and there is gated access down the side leading to the rear. The rear garden is a great size, and boasts a large lawn and 2 composite decked area, a smaller one adjacent to the rear of the house, and a large one at the end of the garden.

### 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 - No

Leasehold - 912 years remaining

Broadband providers - Openreach / Virgin Media - 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\*.

\* 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 7EN

What 3 Words: ships.cape.brave

Council Tax Band: D

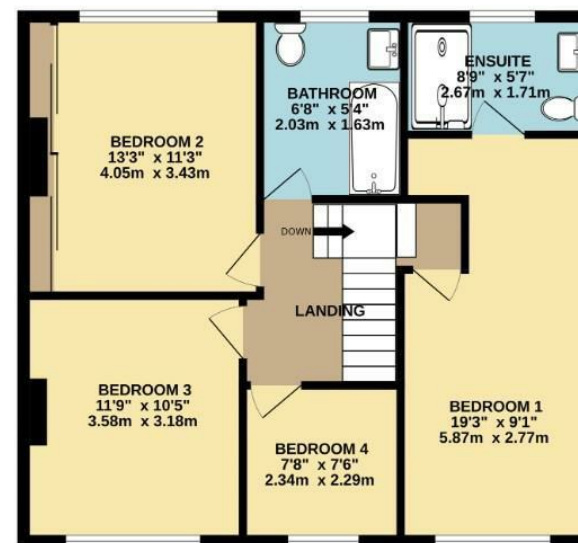
EPC Rating: D

Tenure: Leasehold

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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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