

151 Acre Lane

Cheadle Hulme, Cheshire, SK8 7PB



*mosley jarman*



## 151 Acre Lane, Cheadle Hulme, Cheshire, SK8 7PB

**£650,000**

A well presented, attractive and extended four double bedroom Edwardian Cheshire interlocking semi-detached family home situated in a popular residential location on the Cheadle Hulme/ Bramhall border and within the catchment area for Moss Hey Primary School and Bramhall High School and within walking distance of Bramhall village and train station.

The property retains a host of original features and charm and benefits from off road parking for several cars, UPVC double glazing, gas fired central heating (run by a combination boiler) and well established gardens.

The accommodation which is arranged over three floors includes; an entrance hallway (with down stairs wc and stripped wood flooring), sitting room (with Plantation shutters and real fire), living room (with Plantation shutters and bespoke storage) and dining kitchen (fitted with stylish matching wall and base units, Quartz work surfaces, Aga, integrated and space for appliances, stone tiled floor, spacious dining area and access to garden).

To the first floor is a landing, master bedroom (with modern fitted bedroom furniture), two further double bedrooms (both with ornamental fire places) and a contemporary family bathroom (with roll top bath, separate shower enclosure with rainwater shower head, heated towel rail and fully tiled walls and floor). To the second floor is a further double bedroom (with Velux window and eaves storage).



- A Four double bedroom family home
- Walking distance to Bramhall village and train station
- Catchment area for Moss Hey Primary School
- Modern dining kitchen
- Two reception rooms
- Superbly presented throughout
- Contemporary family bathroom
- Off road parking for several cars
- Accommodation over three floors
- EPC rating D



### The Grounds and Gardens

Outside a driveway to the front provides off road parking for several cars. To the rear of the house is a well established garden (with lawn, Indian stone patio, planted shrubs and borders and two timber sheds).

### 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 - tbc

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 7PB**

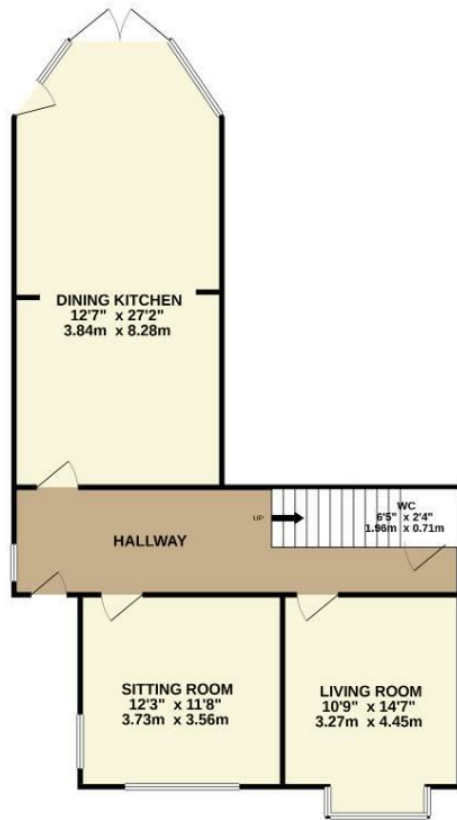
What 3 Words: **sticks.wider.trade**

Council Tax Band: **E**

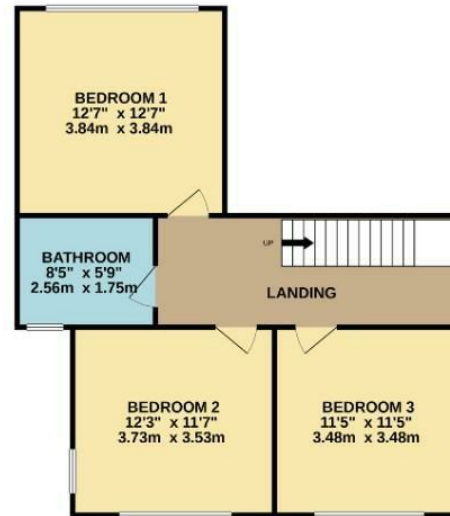
EPC Rating: **D**

Tenure: **Freehold**

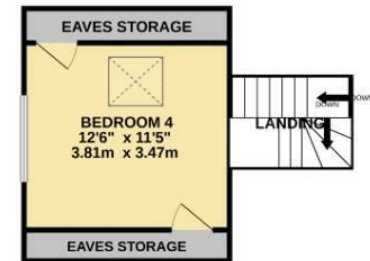
GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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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