

# 2 Manor Road

Cheadle Hulme, Cheshire, SK8 7DQ



*mosley jarman*





## 2 Manor Road, Cheadle Hulme, Cheshire, SK8 7DQ

**£675,000**

A stylishly presented and substantially extended four bedroom two bathroom (one en-suite) period semi-detached family home situated in a popular and very convenient location within the catchment for Cheadle Hulme High, close to Bramall Park Golf Club, Bramhall Park, Cheadle Hulme Village and the train station. The house is well set back off the road with a gated imprinted block driveway which provides off road parking for several cars with an EV charger. The house retains many attractive period features which include picture rails, dado rails, coving, cast iron fireplaces and timber panel doors. Double glazing, gas fired central heating (run by a combination boiler) and there is a security alarm system installed.

The accommodation includes; a hall (with oak flooring and fitted storage), downstairs w.c, utility (with space and plumbing for a washing machine and dryer) and door out to the side, study, charming living room (with a Limestone fireplace with inset living flame gas fire, plantation style wooden shutters, a separate family room with a cast iron fire surround and more plantation shutters, living kitchen (with space for dining, cooking and lounging). The kitchen area has a slate tiled floor and is fitted with a hand painted range of units with Butchers block style work surfaces and a large central island with granite style work top. The living area has an oak floor, column style radiator and bi-folding doors which open to the rear garden.

On the first floor you'll find the principal bedroom (with dual aspect windows, dressing area and en-suite shower room), three further bedrooms (all with cast iron fireplaces) and a family bathroom (with Travertine tiled walls and flooring and fitted with modern white sanitary ware).



- STYLISHLY PRESENTED AND SUBSTANTIALLY EXTENDED ACCOMMODATION
- ATTRACTIVE ORIGINAL FEATURES
- LIVING KITCHEN (GIVING SPACE TO COOK, LOUNGE AND DINE).
- GENEROUS DRIVEWAY GIVING AMPLE OFF ROAD PARKING
- FOUR BEDROOMS AND TWO BATHROOMS (ONE EN-SUITE).
- DOWNSTAIRS W.C, UTILITY AND STUDY
- SOUTH FACING PRIVATE REAR GARDEN
- PRIME ADDRESS CLOSE TO WONDERFUL AMENITIES





### Grounds and Gardens

To the rear there is a private south facing garden which is not overlooked. The garden is mainly laid to lawn with a York Stone paved patio and a large timber garden shed.

### 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 7DQ**

What 3 Words: **cheek.clean.copper**

Council Tax Band: **D**

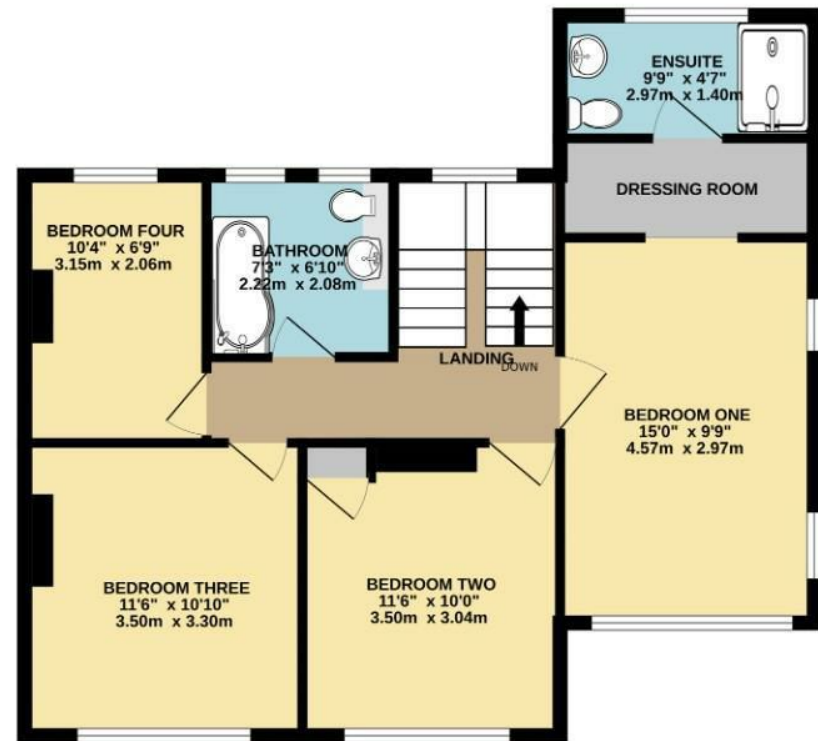
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 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](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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