

11 Hulme Hall Avenue  
Cheadle Hulme, Cheadle, SK8 6LN



*mosley jarman*





## 11 Hulme Hall Avenue, Cheadle Hulme, Cheadle, SK8 6LN

**£950,000**

A truly appealing opportunity to purchase this most impressive and attractive detached family residence which sits on a generous garden plot in a corner setting that also presents exciting development possibilities. Enjoying an extensive garden frontage with a driveway running along the side to a detached garage, this delightful home retains a wide range of period features including stained glass windows, ornate ceiling mouldings and block wood flooring, and is sure to attract those seeking a property to add their own decorative style to. Situated within easy walking distance of Cheadle Hulme High and Cheadle Hulme School.

The accommodation includes an entrance porch opening into a spacious hallway with a charming recessed area, a striking turning staircase and a large understairs storage cupboard. The 18ft lounge benefits from dual aspect windows overlooking both the front and rear gardens and a stone and slate fire surround. A separate dining room is positioned next to the kitchen and features a large bay window overlooking the rear garden with glazed double doors leading outside. An internal serving hatch connects to the kitchen. The breakfast kitchen has dual aspect windows to the side and rear, and is fitted with a selection of base and wall units with an integrated double oven and electric hob. A door leads to the side porch from the kitchen, with access to the driveway and an internal door to a practical utility cupboard. A convenient cloakroom and downstairs WC complete the ground floor accommodation.

On the first floor the landing gives access to four well proportioned bedrooms, three of which include built in wardrobes, the family bathroom and a separate WC. From the landing, a spacious, part boarded loft is reached via a pull down ladder.



- LARGE CORNER PLOT POSITION
- LOVELY PERIOD FEATURES
- WONDERFUL SCOPE TO MODERNISE
- EXCITING DEVELOPMENT POTENTIAL
- CLOSE TO CHEADLE HULME HIGH SCHOOL
- LARGE DRIVEWAY AND DETACHED GARAGE





### Grounds and Gardens

There are large gardens to both the front and rear boasting beautiful, well stocked beds and borders giving layers of seasonal colour and interest. The rear garden has a lovely shaped lawn with a large 'play' area to the rear alongside a brick built potting 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, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Tree Preservation Orders 69/1974 & DC024766 dated 19/12/2006

Water Meter - YES

Freehold

Broadband providers - There are Openreach FTTP (Fibre to the Premises) and Virgin Media Cable connections to the property.

\* 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 6LN**

What 3 Words: **drape.ropes.dare**

Council Tax Band: **G**

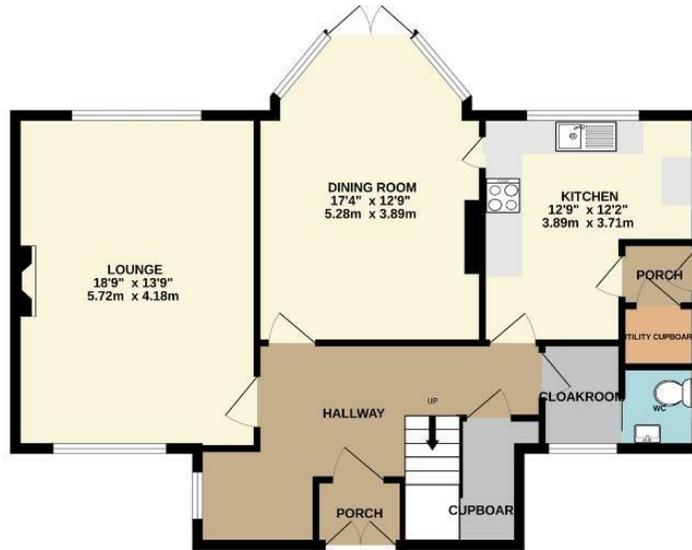
EPC Rating: **E**

Tenure: **Freehold**

GARAGE  
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR  
859 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 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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