

21 Pingate Lane

Cheadle Hulme, Cheshire, SK8 7LX



mosley jarman



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£650,000

A beautifully presented and substantially extended four-bedroom, two bathroom semi-detached family home, occupying a generous plot in a highly sought after location, which is within walking distance of Thorn Grove Primary School and the outstanding Cheadle Hulme High School. The property also offers easy access to the A34 and is ideally positioned between the popular villages of Bramhall and Cheadle Hulme. The home benefits from UPVC double glazing, gas central heating, off-road parking and a large private south-facing garden. The internal accommodation is spacious and thoughtfully designed, beginning with an entrance hallway with stairs to the first floor and a WC. To the front, there is a living room with a bay window and a fireplace. A separate study provides the perfect space for a home office, while the utility room offers plumbing for a washer and dryer along with access to the side garden. The heart of the home is a stunning open-plan living kitchen, fitted with a range of matching wall and base units, a grand Corian Island with an integrated wine cooler, and fitted Neff appliances. This space flows into a snug area and opens out via two sliding doors onto the rear garden, creating an indoor-outdoor entertaining space. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, including a master bedroom with dual aspect windows and a stylish contemporary en-suite shower room and a family bathroom.

- A beautifully presented and substantially extended family home
- Stunning open plan living kitchen perfect for entertaining
- Within walking distance of Thorn Grove Primary School and the outstanding Cheadle Hulme High School
- Large landscaped private south-facing garden
- Off road parking
- Four-bedrooms and Two-bathrooms (one en-suite)
- Occupies a generous plot in a highly convenient location
- UPVC double glazing and Gas central heating
- Corian island with integrated wine cooler and fitted Neff appliances
- Utility room, study and outbuilding



The Grounds and Gardens

To the front of the property there is off-road parking, while the rear boasts a magnificent, private south-facing garden featuring hardwood decking, a patio area, artificial lawn, pergola, and a versatile outbuilding - ideal for use as a home office, gym, or studio.

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 to Thorn Grove Primary School and Cheadle Hulme 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, 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

Freehold

Broadband providers - Openreach & Virgin- 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 7LX**

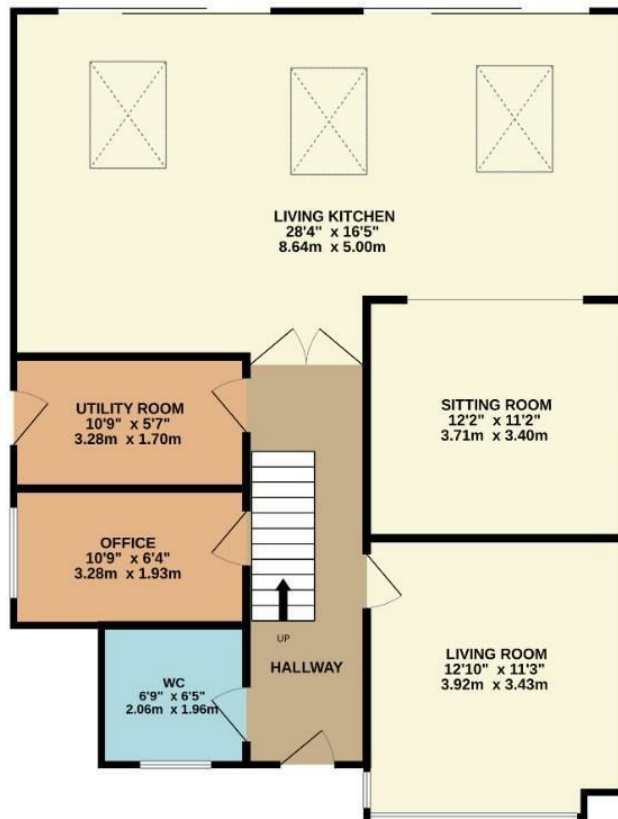
What 3 Words: **loud.charm.hiding**

Council Tax Band: **D**

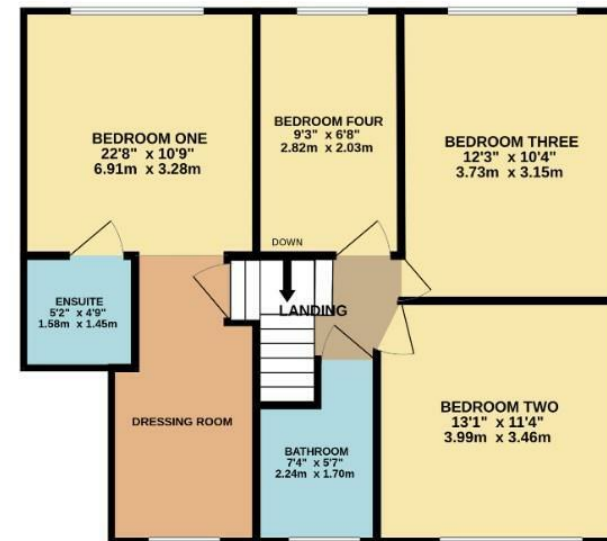
EPC Rating: **tbc**

Tenure: **Freehold**

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1634 sq.ft. (151.8 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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