

124 Acre Lane
Cheadle Hulme, Cheshire, SK8 7PD



mosley jarman



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Offers Over £450,000

A superbly presented and extended three double bedroom, two bathroom end mews home, ideally positioned on the Cheadle Hulme/Bramhall border. The property is situated within the catchment areas for Moss Hey Primary School and Bramhall High School and is just a short walk from Bramhall village and the train station, making it a perfect choice for families and commuters alike. The property benefits from off-road parking, a southerly-facing rear garden, UPVC double glazing and gas-fired central heating powered by a combination boiler.

The accommodation is arranged over three floors. On the ground floor, there is an entrance porch, a living room with a multi-fuel log burner, an inner hallway with stairs to the first floor and a stunning extended living kitchen. The kitchen is fitted with stylish matching wall and base units, integrated AEG appliances, Quartz worktops, a large island and an under-stairs pantry. There is also a generous living/dining area with bi-fold doors leading directly onto the garden, creating a wonderful space for both family life and entertaining.

To the first floor, the landing leads to two spacious double bedrooms, one with fitted wardrobes, along with a superb family bathroom fitted with contemporary matching sanitary ware, a heated towel rail, and a luxurious rainwater shower head. The second floor is dedicated to the master suite, featuring a bright bedroom with a Velux window and a contemporary shower room, completing this stylish and versatile home.

- A superbly presented and extended three bedroom house
- Accommodation over three floors
- Stunning living kitchen
- Two contemporary bathrooms
- UPVC double glazing
- Gas fired central heating
- Off road parking and South facing garden
- Bramhall / Cheadle Hulme border
- Catchment area for Moss Hey Primary School



The Grounds and Gardens

Outside a driveway to the front provides off road parking whilst to the rear is a South facing garden which is not overlooked (with Indian stone patio, lawn and planted shrubs and borders).

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 Moss Hey Primary School and Bramhall 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- tbc

Freehold

Broadband providers - 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 7PD

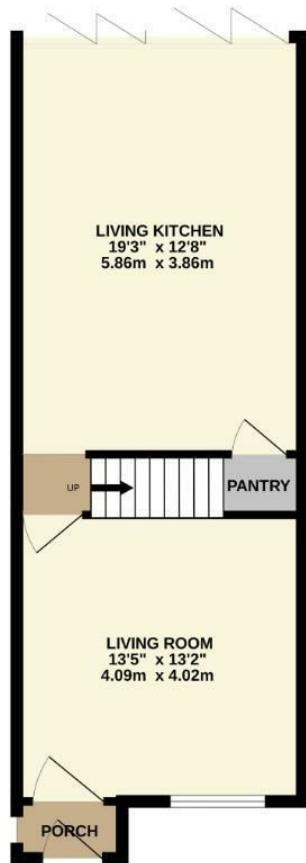
What 3 Words: dusty.entire.trips

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

GROUND FLOOR
476 sq. ft. (44.2 sq.m.) approx.



1ST FLOOR
416 sq. ft. (38.7 sq.m.) approx.



2ND FLOOR
229 sq. ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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

T: 0161 439 5658
www.mosleyjarman.co.uk

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