

18 Acre Lane

Cheadle Hulme, Cheshire, SK8 7PL

FOR SALE
Mosley Jarman
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mosley jarman



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Guide Price £450,000

An attractive and well maintained three-bedroom Edwardian semi-detached family home situated in an extremely popular residential location close to the centres of Bramhall and Cheadle Hulme villages and in the school catchment area for Moss Hey Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, well established gardens and is offered for sale with no onward chain. In addition this wonderful family home offers fantastic potential to extend and remodel (subject to planning consent). The accommodation includes; entrance porch, entrance hallway (with under stairs storage), living room, dining room, conservatory and integral garage. To the first floor is a landing, three good sized bedrooms and a family bathroom.

- Attractive three bedroom family home
- Extremely popular residential location
- Offers fantastic potential to extend and remodel (subject to planning consent)
- Off road parking
- Integral garage
- No onward chain
- School catchment area for Moss Hey Primary School
- Two reception rooms
- Large well established South East facing garden
- Freehold - There is an annual 'Chief Rent' of £8.50



The Grounds & Gardens

To the front of the property is a driveway which provides off road parking for two cars. To the rear of the house is a large and well established South East facing garden (with lawn, planted shrubs/borders and patio).

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 area for Moss Hey Primary School, Cheadle Catholic Infant School, Bramhall High School and St. James Catholic 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, water and drains

Property Construction- Brick built with tiled roof

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

Water Meter- Yes

Freehold - There is an annual 'Chief Rent' of £6

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 Virgin Media.

Mobile providers- Mobile coverage at the property available with all main providers*.

* 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 7PL**

What 3 Words: **tries.achieving.coast**

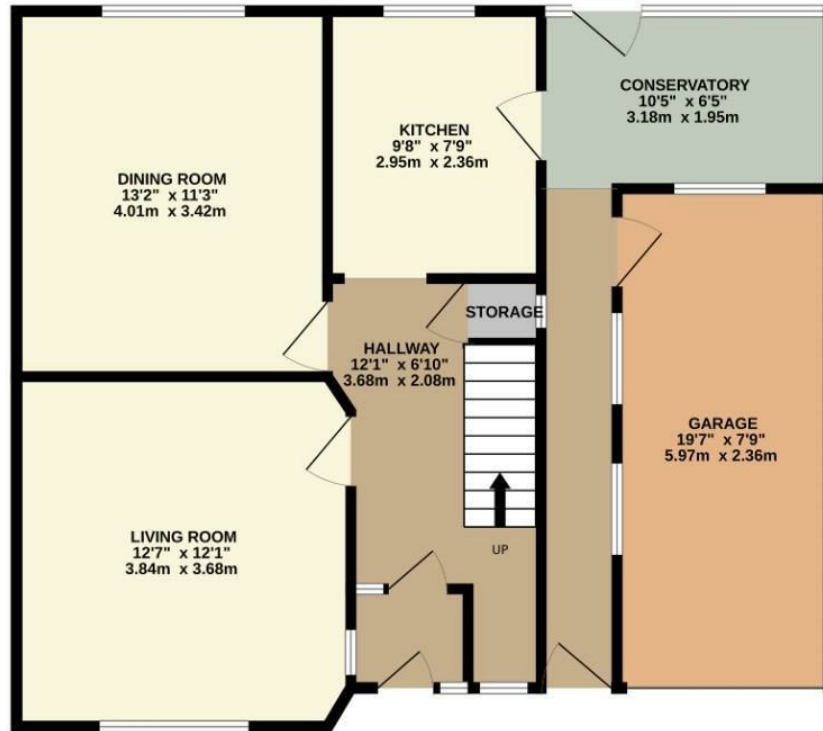
Council Tax Band: **D**

EPC Rating: TBC **C**

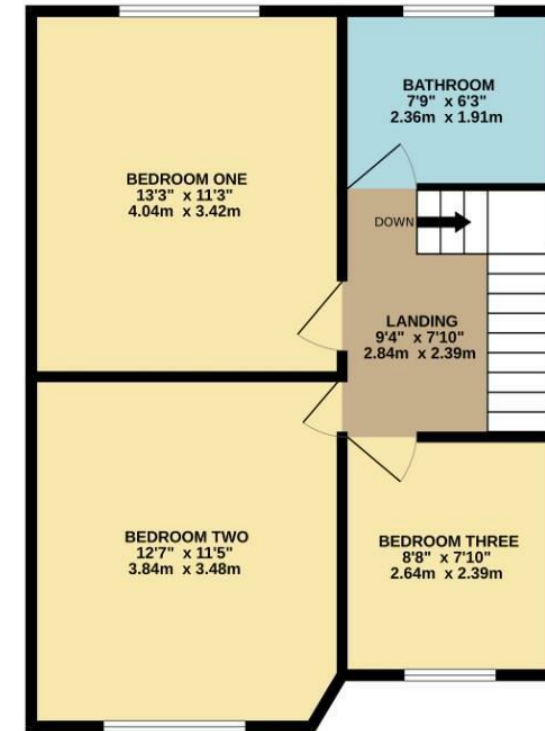
Tenure:

Freehold

GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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