

Ack Lane West

Cheadle Hulme

£400,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

This impressive townhouse has been beautifully refurbished throughout. Every room has been meticulously modernised and remodelled with no expense spared. The family bathrooms offer a degree of luxury with stunning modern materials on display along with contemporary tiling. The beautifully arranged open plan kitchen family room will form the hub of the home, however this versatile living accommodation spread across three levels with living space in excess of 1100 sq/ft will suit a variety of buyers, whether in need of a plethora of bedrooms or reception rooms. The property enjoys a privileged setting close to amenities, transport links as well as excellent primary Schools and the notoriously popular Cheadle Hulme High School.

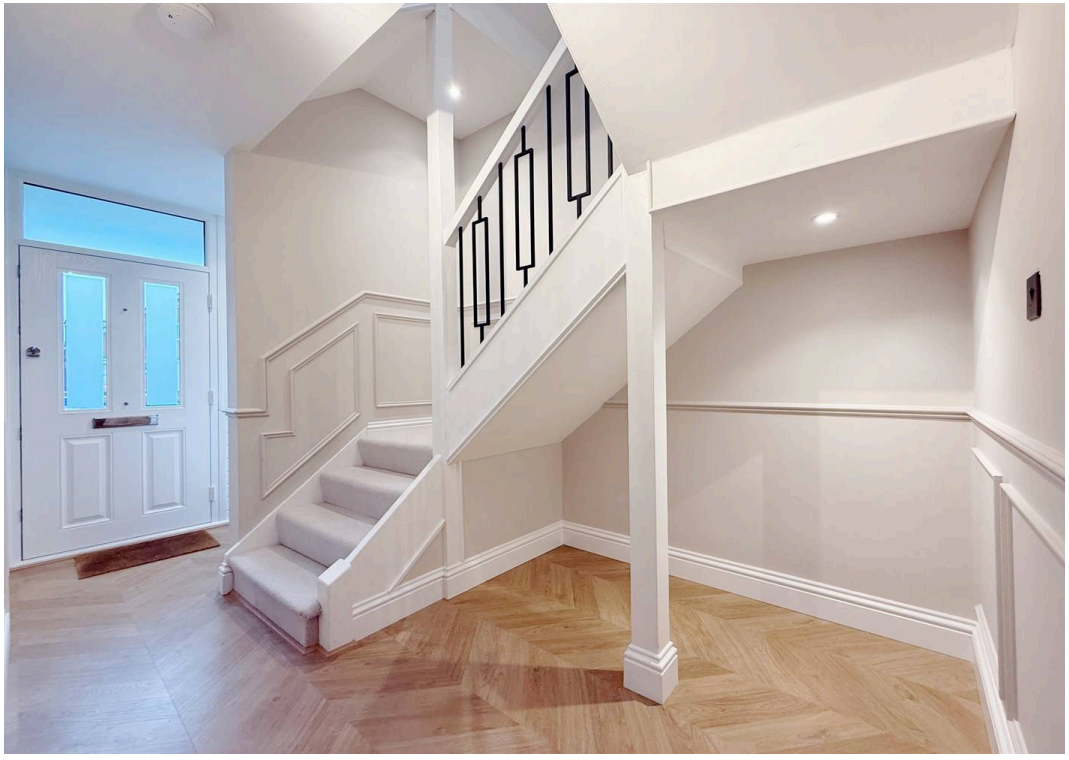
Council Tax band: D

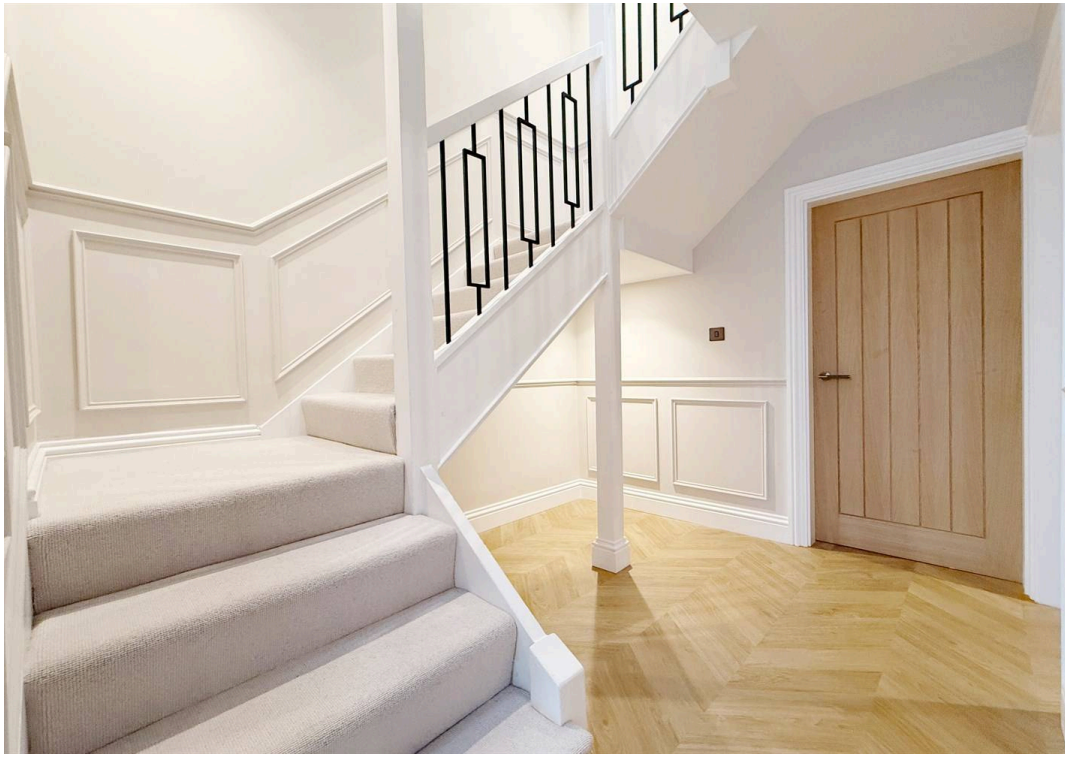
Tenure: Freehold

EPC Rating: D

- Fully Refurbished Family Home With Accommodation In Excess of 1100 sq/ft
- Immaculate Large Open Plan Kitchen Living Family Room, Complete With Balcony
- Within Easy Walking Distance Of Cheadle Hulme High School & Excellent Primary Schools
- Delightful West Facing Rear Garden With New Fencing
- On The Doorstep Of Amenities Along Church Road & Easy Access To Cheadle Hulme Village & Cheadle Hulme Train Station
- Versatile Accommodation Spread Across Three Levels With Four Bedrooms and Stylish Two Bathrooms

















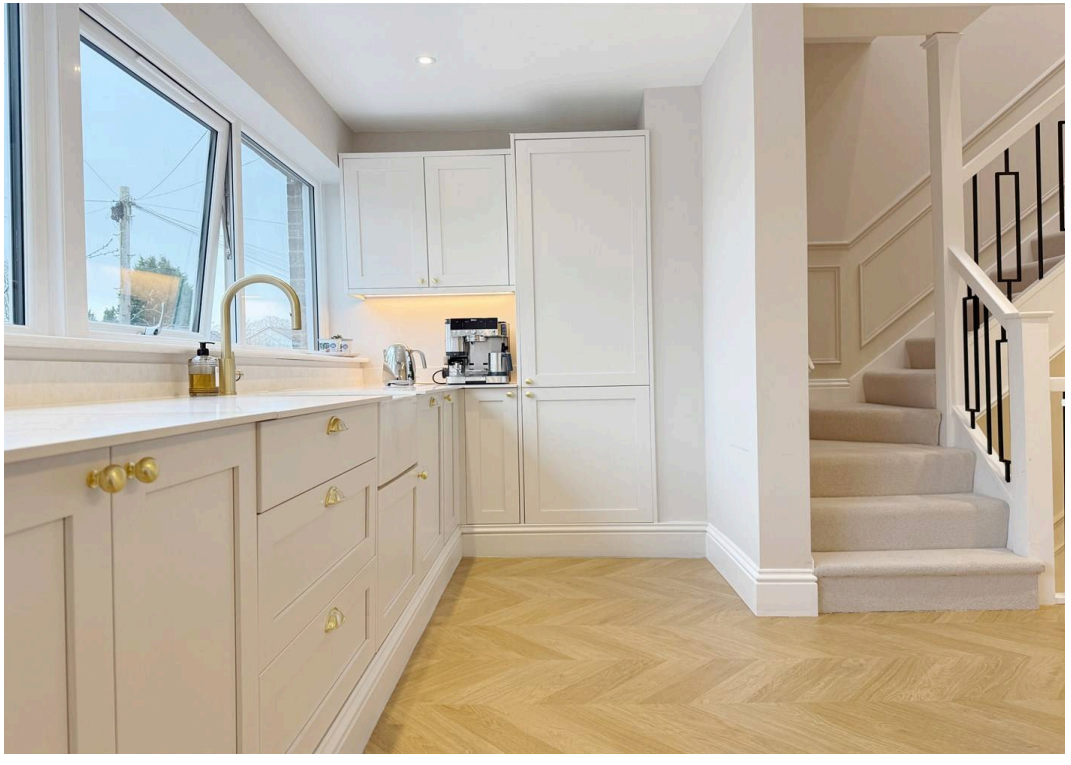


This home delivers exceptional peace of mind knowing that every aspect of the property has been upgraded to a stylish and energy efficient standard. The majority of the property has been stripped back to brick and has been re-built to exude a sophisticated and elegant interior. The entrance hallway promotes the perfect introduction and there is ample space for storage under the stairs but equally this area could be transformed into a home office if needed. There are two bedrooms to the ground floor but it is also easy to recognise the rooms as reception rooms or play rooms, depending on how buyers choose to utilise the space. The ground floor also includes a stunning bathroom with a clean and crisp décor along with a useful utility room for additional convenience. Leading up the stairs you are greeted by fabulous open plan kitchen living family room. To the left is a beautiful living room complete with media wall and double doors open onto the balcony. A shaker style kitchen reveals an exquisite and classic look with a delightful breakfast peninsula offering a sociable space. There is ample room for a dining table and chairs for more of a comfortable family dining experience, whilst the kitchen includes a range of high spec integrated appliances for efficiency. The open stair case leads to a gallery landing which features a sky light window and this pours ample light into the space. Two well-proportioned double bedrooms are positioned off the landing. The master bedroom includes a range of bespoke fitted wardrobes providing excellent storage. A family bathroom completes the internal accommodation and again exhibits a meticulous attention to details with a high spec finish. Externally there is a lawned garden which has been remarkable landscaped with newly installed slatted fencing. This home is a credit to its owners and with a full re-wire, newly installed boiler, new stylish windows and a full internal restoration, this property will deliver a convenient lifestyle close to amenities, Schools and transport links.







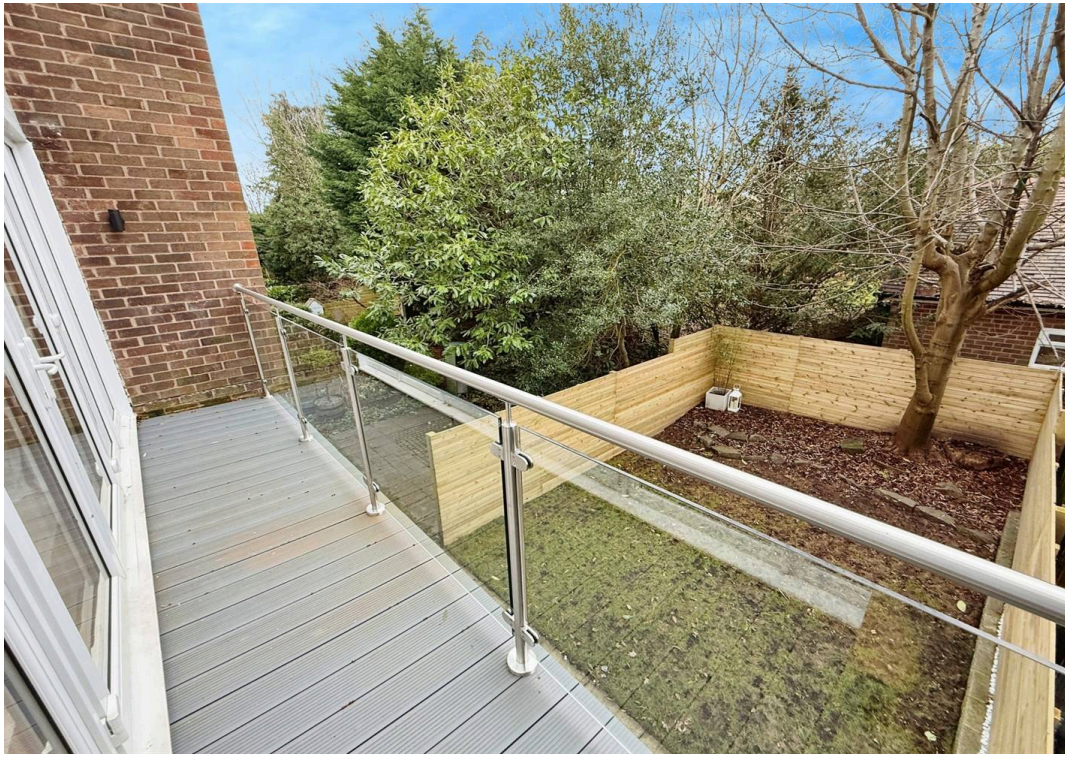










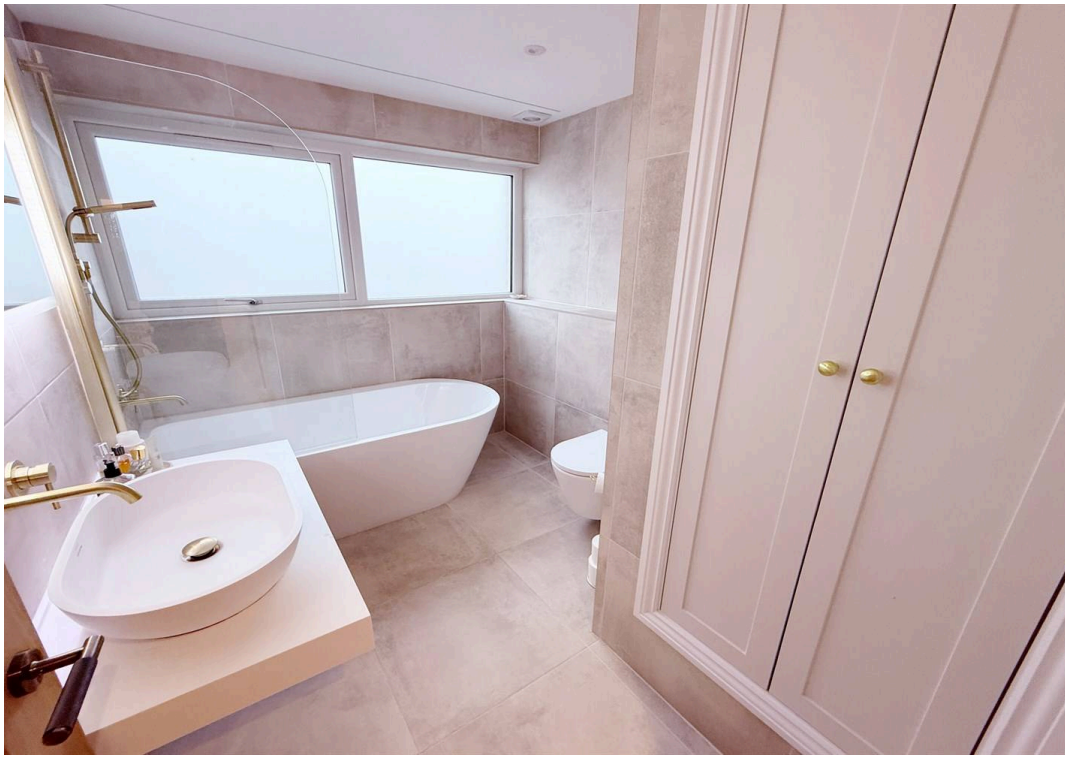




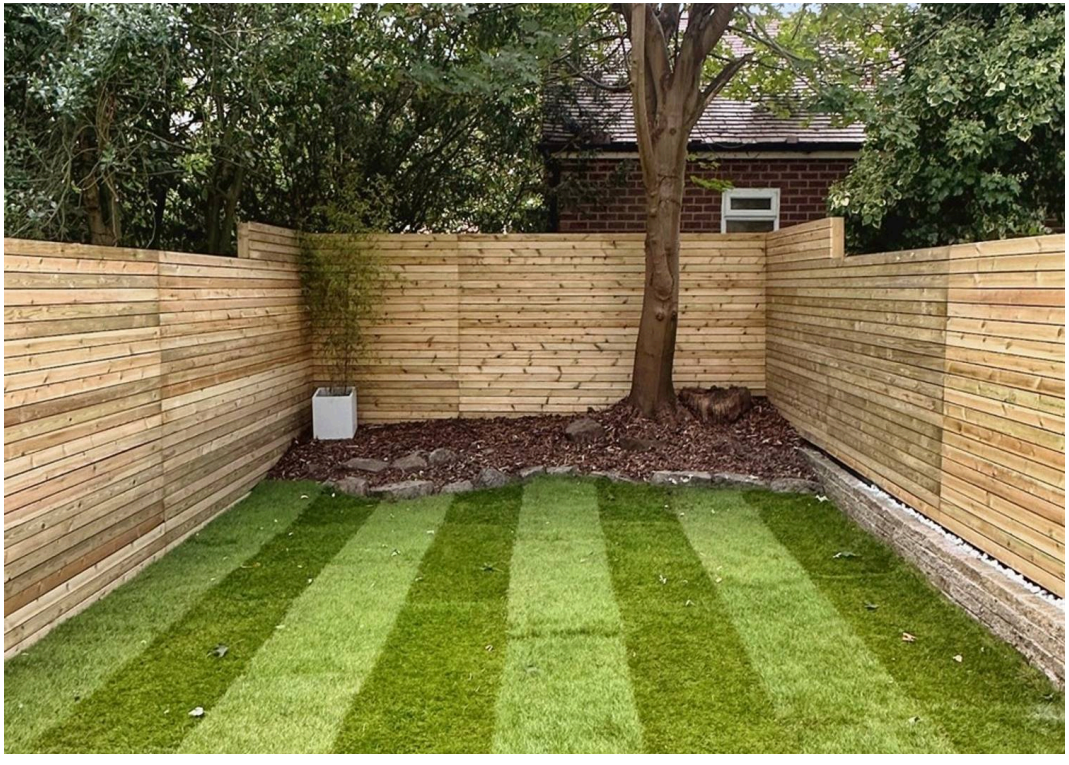


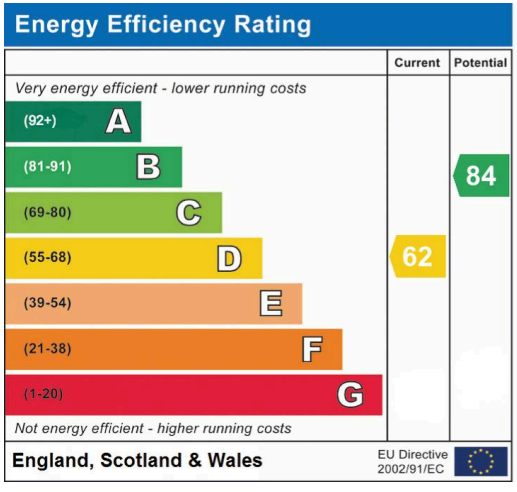


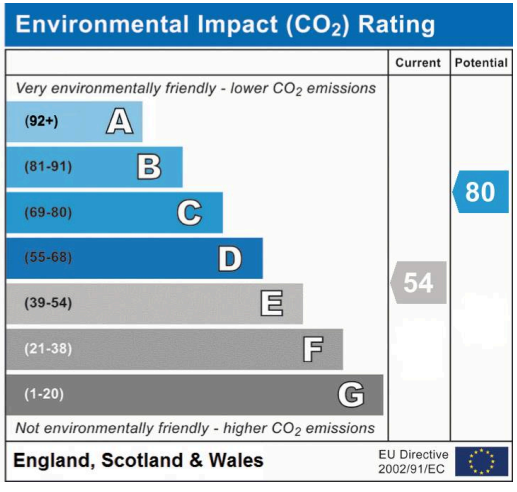








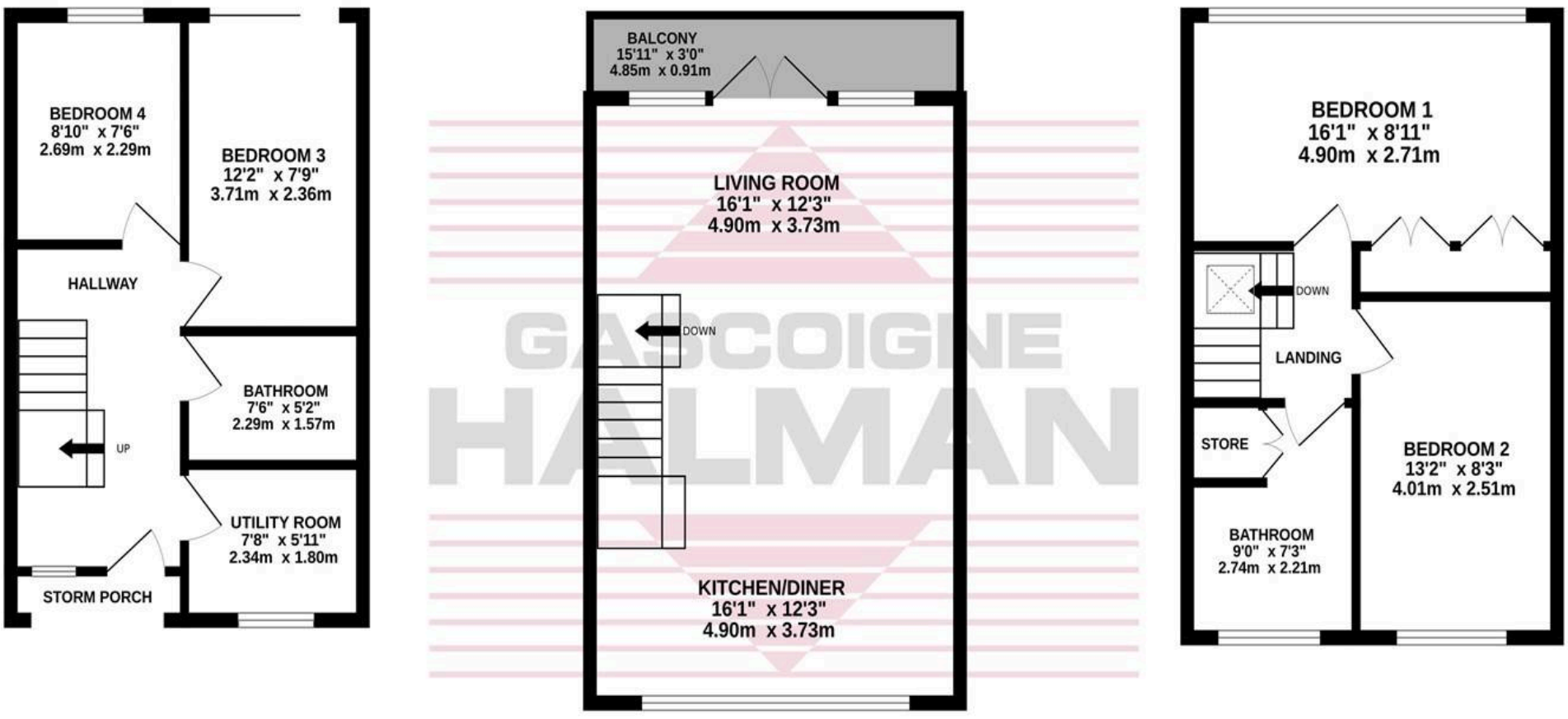

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
84
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
54
80
England, Scotland & Wales
EU Directive 2002/91/EC

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.

2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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