



**GASCOIGNE
HALMAN**

Acre Lane, Cheadle Hulme
Offers in Excess of £325,000

THE AREA'S LEADING ESTATE AGENCY



No Chain - This period cottage style two double bedroom end terrace residence occupies a highly desirable location within walking distance of Bramhall village as well as Bramhall train station. The property is ideal for young professionals, first time buyers or even anyone looking to downsize. The property enjoys convenient access to local primary & secondary schools and this makes school drop off and pick up a doddle for anyone. This fantastic rare to the market home is offered with no onward chain.

Property details

- Ideal Catchment Area Moss Hey Primary School & Bramhall High School
- A Short Walk From Bramhall Village & All It's Cafe's, Restaurants & Bars As Well As Within Walking Distance Of Bramhall Train Station
- No Onward Chain For Additional Convenience
- Period End Terrace Residence With Parking For One Car
- Large Private South West Facing Rear Garden
- Two Spacious Double Bedrooms & Two Well Proportioned Reception Rooms



About this property

NO CHAIN - This delightful period home sits on the Bramhall & Cheadle Hulme border and offers convenient access to Bramhall village but also Handforth Dean & Stanley Green retail parks. Internally the property includes an entrance porch which leads into a spacious living room. A further well proportioned reception room sits beyond the living room and forms an excellent dining room which sits just next to the kitchen. The first floor accommodation includes two impressive double bedrooms and a contemporary family bathroom. What is really unexpected is the size of the garden as this displays an impressive level of outdoor space. The garden provides a south west facing orientation which will allow any discerning buyer to take advantage of those spring summer months outdoors. To the front there is a gravelled driveway providing parking for one car.





DIRECTIONS

SK8 7PD

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

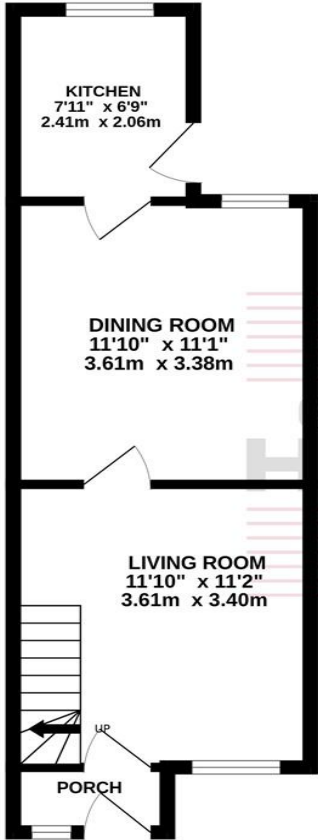
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

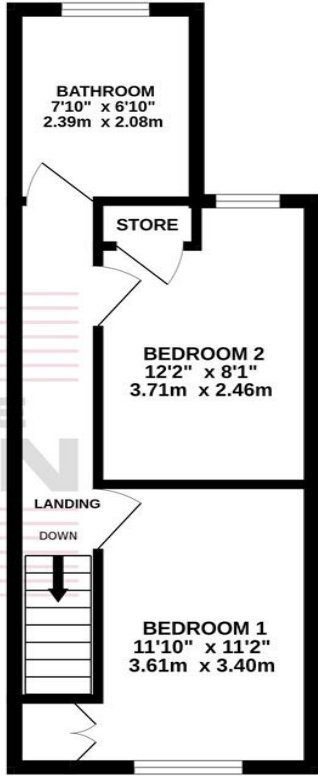
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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