

ANY
PART EXCHANGE
WELCOME



Ack Lane West
Cheadle Hulme, SK8 7EL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Our family is just one tent away from a full blown Circus

Ack Lane West, Cheadle Hulme, SK8 7EL

QUALITY FIVE BEDROOM DETACHED FAMILY HOME, FOUR EN-SUITES, THREE RECEPTION AREAS, UTILITY, Integral Garage •••ANY Part Exchange Welcome•••

Catchment For CHH.

This spacious immaculately presented family home is located in Cheadle Hulme and has been extended to create the perfect home. With accommodation over three floors offering substantial space consisting of five bedrooms, four bathrooms, a beautifully presented kitchen dining room, family room and also benefits from a utility room and garage.

Upon entering the property you will find a well presented hallway that leads to an opulently decorated living room with bay window and a feature effect log burning electric fire place. To the left of the hallway there is a WC that's tastefully tiled from floor to ceiling with grey tiles. At the end of the hallway is the real heart of the home the kitchen dining room fitted with oak cupboards and white granite worktops it's a great space to entertain. The dining space opens up into a relaxing family room that has French doors to appreciate the south west facing private garden.

Heading up to the first floor there are two double bedrooms, the master bedroom has a dressing room and through this you can access the beautiful ensuite bathroom. The second double also has access to the family bathroom with a jack and jill door. The third bedroom is presently used as a dressing room and on this floor is also a useful airing cupboard. Onto the second floor there is a further two double bedrooms both with ensuite shower rooms. Each of the bedrooms are presented to the highest standard and with four of the bedrooms having bathrooms with them it's the perfect home for a growing family.

This stunning property really has the wow factor throughout, with over 2300 SQ.FT and its

The Current Owners Love:

- Situation, near to shops, schools, Bramhall, Cheadle Hulme, Airport, John Lewis and the city centre Manchester 20 mins away.
- Close to Cheshire country side.
- House is deceptively large, all our own bathrooms which is heaven for a family plus lots of storage.

We Have Noticed:

- The decoration throughout is stylish and opulent.
- The south west facing garden is a lovely place to entertain and relax.
- The spacious accommodation perfect for a growing family.







Key Features:

- Any Part Exchange Welcome
- Catchment for CHHS
- Five Bedrooms
- Four En-Suites
- Walking Distance to Cheadle Hulme & Bramhall Villages
- Beautiful Family Home
- Beautifully Presented
- South West Facing Garden
- Stunning Open Plan Living Kitchen

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Living Room 15'6" x 14'7" (4.72m x 4.45m)

Kitchen 23'4" x 13'8" (7.11m x 4.17m)

Family Room 23'3" x 9'7" (7.09m x 2.92m)

Utility Room 9'10" x 8'8" (3m x 2.64m)

Garage 10'5" x 9'10" (3.18m x 3m)

First Floor

Bedroom 15'7" x 12'2" (4.75m x 3.71m)

Ensuite 13'0" x 6'0" (3.96m x 1.83m)

Bedroom 13'11" x 11'7" (4.24m x 3.53m)

Ensuite 12'5" x 6'6" (3.78m x 1.98m)

Bedroom 8'10" x 7'3" (2.69m x 2.21m)

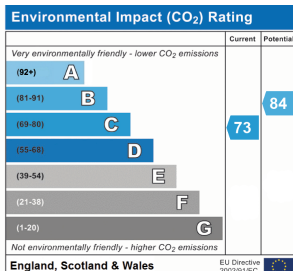
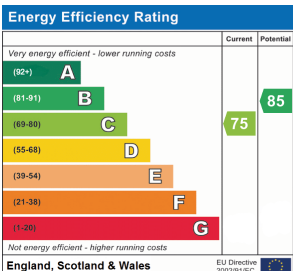
Second Floor

Bedroom 19'0" x 14'7" (5.79m x 4.45m)

Ensuite 8'3" x 3'4" (2.51m x 1.02m)

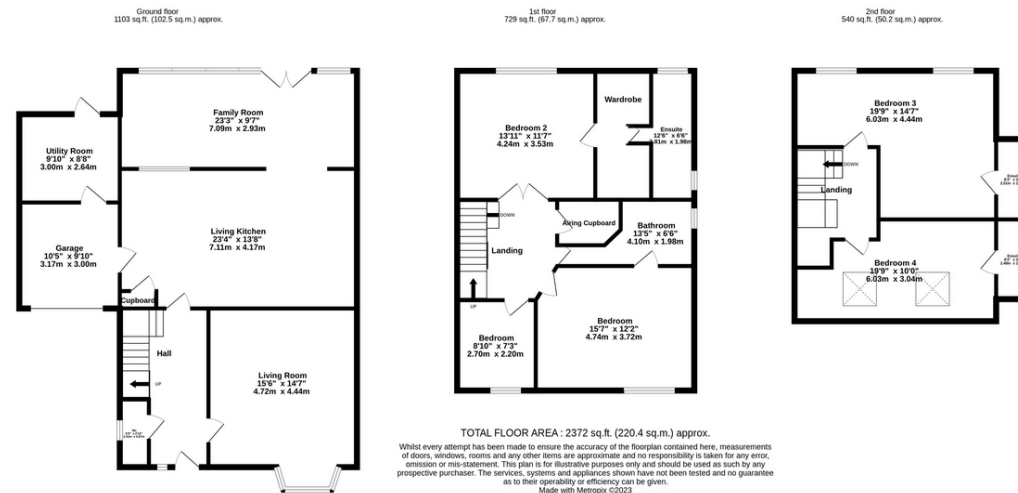
Bedroom 19'9" x 10'0" (6.02m x 3.05m)

Ensuite 8'2" x 3'4" (2.49m x 1.02m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.