



Part Exchange
Considered

Shaftesbury Avenue, Cheadle Hulme, SK8 7DB

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Shaftesbury Avenue, Cheadle Hulme, SK8 7DB

Set on a quiet, family-friendly cul-de-sac in sought-after Cheadle Hulme, this beautifully presented four-bedroom semi-detached home offers well-balanced space ideal for modern family living, with excellent access to local schools, amenities and transport links.

The current owners, who have lived here since 2021, have created a warm and inviting home in one of Cheadle Hulme's most desirable locations. Upon entering, the spacious hallway sets the tone with underfloor heating and a contemporary WC. To the right, the open living room offers a cosy retreat, featuring plush carpets, a bay window, and a striking gas fireplace. An interior window looks through to the family room, adding character and a delightful sense of connection between the spaces.



The heart of the home is the impressive open-plan kitchen, dining and sitting room/ family area. Flooded with natural light from two skylights and French doors leading out to the garden, it's a wonderful space for everyday living and entertaining. The kitchen is fitted with quality Neff appliances including an induction hob, two ovens, integrated microwave and dishwasher, along with deep soft-closing cupboards. The adjoining family room features a charming gas burner, making it ideal for a playroom, snug or informal sitting area. Understairs storage adds further practicality.

A plush, carpeted staircase with a sleek glass balustrade leads to the first floor. The well-proportioned principal bedroom features fitted wardrobes and a bay window, while a second front bedroom is ideal as a child's room or home office. A further rear bedroom enjoys views over the garden. Completing the floor is a tiled family bathroom fitted with a good-sized bath, separate shower, wash basin and WC.



Shaftesbury Avenue, Cheadle Hulme, SK8 7DB

The top floor offers an excellent additional room with period beams, skylights and its own WC, an ideal space for a home office, guest room or teenager's hideaway.

The South-East facing rear garden is a real asset, featuring a sizeable patio and an enclosed lawn that enjoys sunshine for much of the day. There is a single garage, accessible from both the driveway and the garden which offers excellent storage, while the flagged driveway provides parking for two cars and includes an EV charger (open to negotiation).

The home is ideally positioned within walking distance of Cheadle Hulme centre and the train station and sits within the catchment for the highly regarded Lane End Primary School and Cheadle Hulme High School. Bramhall and neighbouring villages are close by, along with convenient motorway and bypass links.

This is a gorgeous home in a wonderful location, perfect for families seeking both comfort and convenience.

The Current Owners Love:

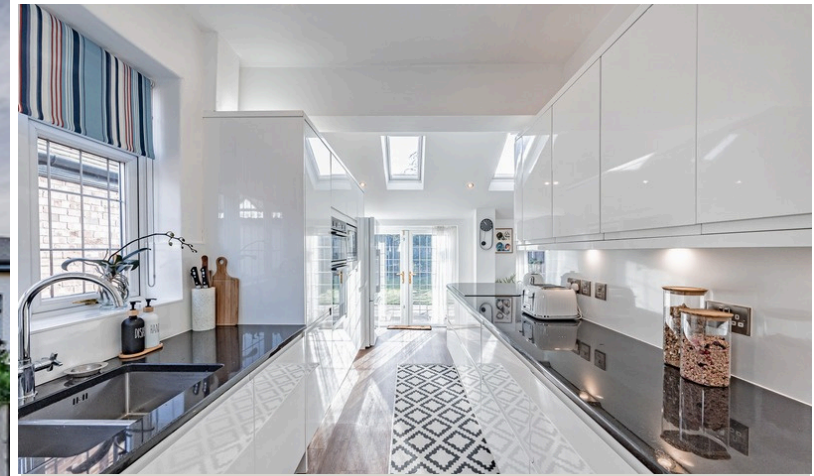
- The South-East facing garden soaks up the morning and early afternoon sun, perfect for relaxing or entertaining
- High ceilings throughout create a light, airy and open feel in every room
- Peaceful Cul-de-Sac - Quiet, family-friendly location offering privacy while remaining close to schools and amenities

We Have Noticed:

- Beautifully presented throughout and ready to move straight into
- Four bedrooms and three reception areas offering excellent family space
- Superbly located close to Bramhall Park and within the catchment for Cheadle Hulme High School







Key Features:

- A stunning open-plan kitchen, dining and family area flooded with natural light
- A warm and inviting lounge featuring a bay window
- Four well-proportioned bedrooms arranged over three floors, offering flexibility for families
- Underfloor heating in the hallway and WC for added comfort on cooler days.
- A high-spec kitchen fitted with Neff appliances,
- A versatile top-floor room with period beams, skylights and its own WC,
- A sun-filled, South-East facing rear garden with a generous patio and secure enclosed lawn.
- Driveway parking for two cars, complete with an EV charger available by negotiation.
- Positioned on a peaceful cul-de-sac within walking distance of Cheadle Hulme village, the station and sought-after schools.

Tenure: Freehold

Council Tax Band: C

Possession: Vacant possession upon completion

Total Floor Area: 1476 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
4.14m x 3.63m

Sitting Area
3.38m x 4.34m

Kitchen
2.26m x 6.05m

Dining room
2.79m x 2.84m

Bathroom
2.26m x 2.84m

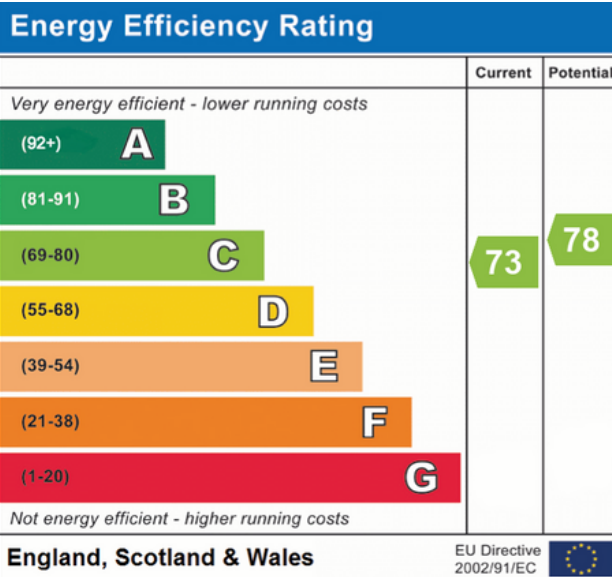
Bedroom 1
3.43m x 4.67m

Bedroom 2
3.45m x 3.84m

Bedroom 3
2.31m x 2.74m

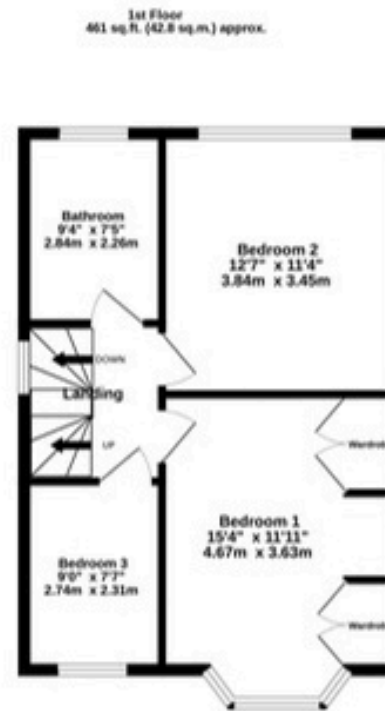
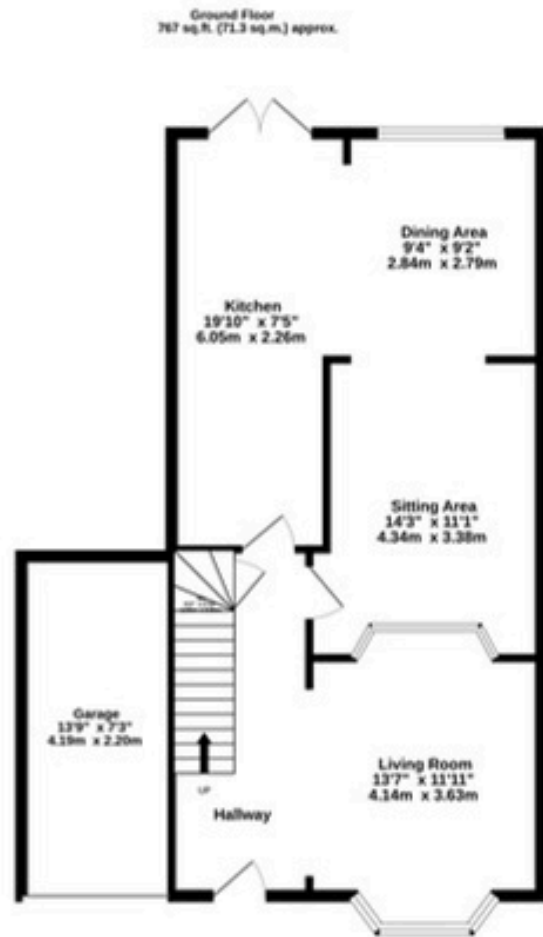
Bedroom 4
3.86m x 4.93m

Garage
2.20m x 4.19m





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



TOTAL FLOOR AREA : 1476sq.ft. (137.1 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.

Made with Metropix ©2025



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

All descriptions, images and marketing materials are provided for general guidance only and are intended to highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst we take care to ensure accuracy, neither Shrigley Rose & Co. nor the seller accepts responsibility for any inaccuracy that may be contained herein. Prospective purchasers should not rely on the details as statements of fact, and are strongly advised to verify all information through their own inspections, searches and enquiries, and to seek confirmation from their appointed conveyancer before proceeding with any purchase.