

Part Exchange
Considered



Southdown Crescent, Cheadle Hulme, SK8 6EQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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A well-maintained family home in a highly sort after location combines character features with modern comfort and excellent potential to extend.

Two driveways welcome you to this charming family home. Step through the storm porch and stained-glass front door into a warm and inviting hall with oak flooring. To the left, a traditional dining room with bay window offers an ideal setting for family meals and celebrations. Opposite, a convenient downstairs W/C leads to the integral garage, currently used for storage.

At the rear, the living room is a real highlight; French doors open to the garden filling the space with natural light, while the inglenook fireplace with marble surround provides the perfect cosy atmosphere for evenings in.



The bright kitchen/diner includes quartz worktops, integrated Neff appliances, gas hob, pull-out ladders and space to reintroduce a dishwasher if desired. A back door opens directly onto the patio, perfect for watching children at play in the garden. A generous utility room provides further storage, and the dining area enjoys garden views and period picture rails. Amtico flooring features in both the kitchen and utility room. There is excellent potential to reconfigure here with scope to extend to the rear, side or loft, or to create a modern open-plan family space.



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Upstairs, the landing leads to a spacious family bathroom with bath and overhead shower and is fitted with Amtico flooring. Three bedrooms follow: the main bedroom bay window overlooks the garden and includes fitted wardrobes; the second also benefits from a bay window and bright front outlook; and the third is an ideal child's bedroom which is currently being used as a home office.

The garden is a wonderful space for children to explore and for adults to unwind. Mature planting giving all round seasonal interest, including camellias, a striking mature oak tree, apple and cherry trees and roses. A large patio offers plenty of space for barbecues and outdoor gatherings, and the garden is secluded, peaceful and a haven for wildlife.

This home has been lovingly maintained, with new carpets and high-quality curtains throughout.

The Current Owners Love:

- Spacious rooms throughout.
- Well-stocked garden offering year-round interest.
- Excellent location within a friendly neighbourhood.

We Have Noticed:

- The garden is a wonderful private retreat - beautifully mature, peaceful and not overlooked.
- Excellent scope to extend upwards, outwards or to the side.
- Highly sought-after Cheadle Hulme location, within catchment for excellent schools and walking distance to local train station and amenities







Key Features:

- Charming family home retaining period features, including original stained glass
- Light-filled living room with French doors opening to the garden and an inglenook fireplace with marble surround
- Bright kitchen with Quartz worktops, Neff appliances, pull-out larders and space to reintroduce a dishwasher
- Mature, private rear garden featuring a historic oak tree, camellias, fruit trees and a generous patio for outdoor dining
- Excellent scope to extend to the rear, side or loft, or redesign as an open-plan family layout (subject to permissions)
- Highly desirable location within walking distance of Cheadle Hulme village and train station, and in catchment for Bradshaw Hall Primary and Cheadle Hulme High School
- Two driveways and an integral garage
- Excellent transport links to nearby motorways and bypasses make this a superb setting for family living

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1693 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen
3.72m x 3.80m

Kitchen/Diner
2.75m x 3.06m

Living Room
4.75m x 4.88m

Dining Room
4.16m x 4.60m

Wc
1.00m x 1.79m

Garage
3.80m x 4.48m

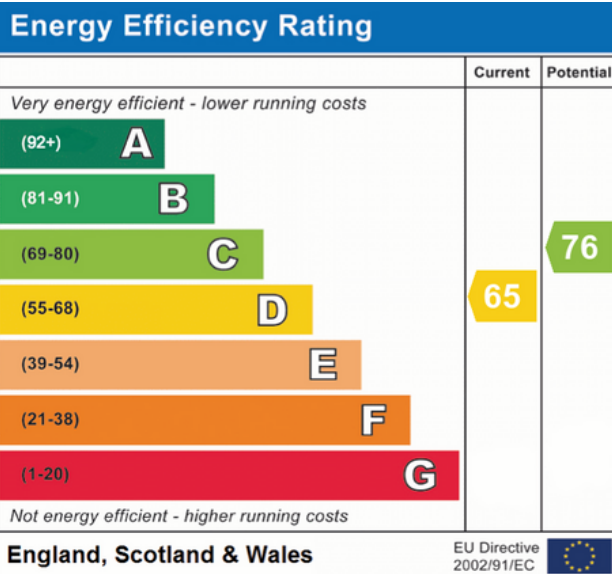
Utility Room
2.16m x 3.80m

Bedroom 1
4.16m x 4.76m

Bedroom 2
4.16m x 4.60m

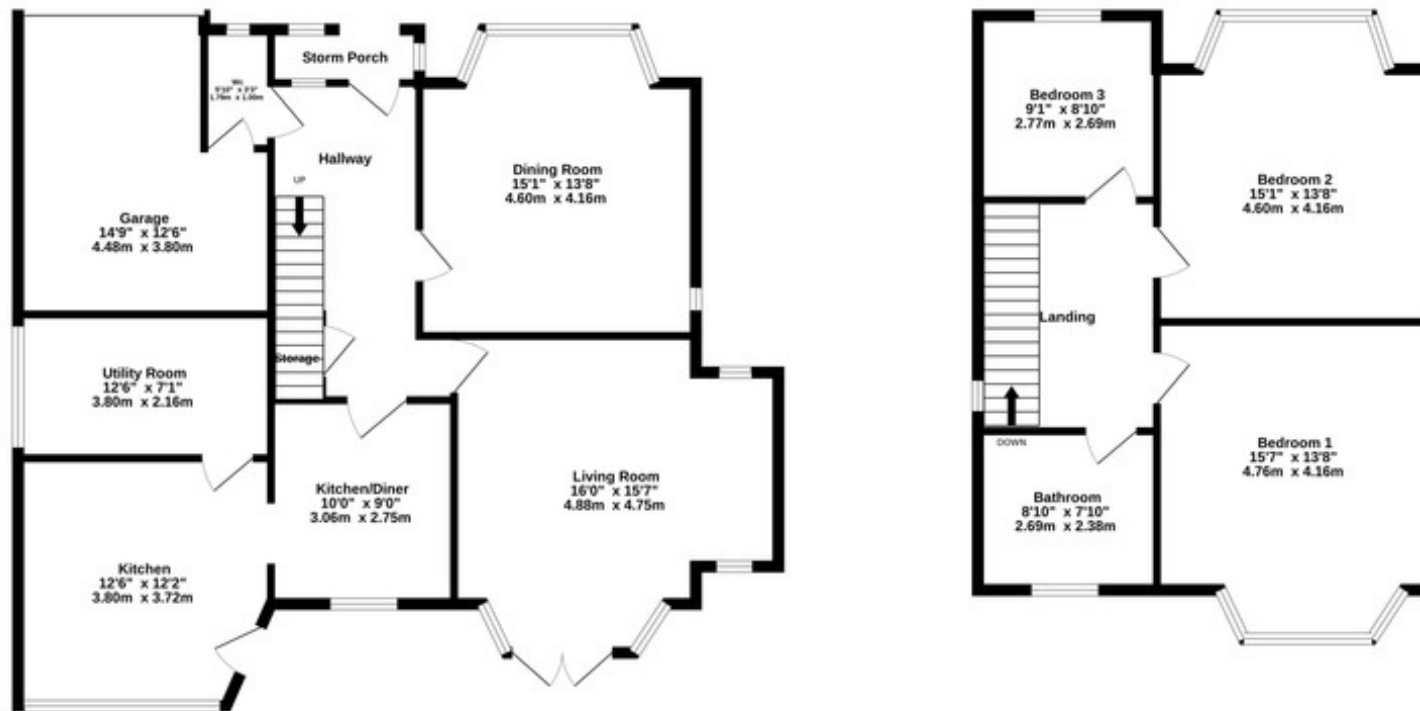
Bedroom 3
2.69m x 2.77m

Bathroom
2.38m x 2.69m





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



TOTAL FLOOR AREA : 1693 sq.ft. (157.2 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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