

ANY
PART EXCHANGE
WELCOME



Shaftesbury Avenue

Cheadle Hulme, SK8 7DB

SHRIGLEY ROSE & CO

Bespoke Estate Agents





Shaftesbury Avenue, Cheadle Hulme, SK8 7DB

Shaftesbury Avenue is one of Cheadle Hulme's most desirable residential roads, celebrated for its peaceful, leafy setting and friendly community atmosphere. Lined with attractive homes and just a short walk from local parks, excellent schools, and the vibrant village centre, it offers an exceptional blend of tranquillity and convenience. With outstanding transport links close by and falling within the catchment for Cheadle Hulme High School, this location ticks every box for modern family living.

Tucked away on a quiet part of this sought-after cul-de-sac, this beautifully presented home has recently been refreshed with tasteful décor and thoughtful improvements. A neat driveway accommodating one to two vehicles is framed by a charming front garden, setting the tone for what lies beyond.

Step through the handy storm porch and into a welcoming hallway, where original features such as the stunning encased stained-glass door nod to the character of the home. To the right, a versatile office or music room provides the perfect spot to work or unwind, while to the left, a stylish bay-fronted lounge with plush carpeting offers a peaceful retreat.

To the rear, the heart of the home is the bright and airy open-plan kitchen, living and dining space. Flooded with natural light from skylights, windows and bi-fold doors, this sociable space is perfect for everyday family life and entertaining. The kitchen is a true highlight, featuring high-end Neff integrated appliances including a large oven plus microwave combi oven, a large and small warming drawer, a dishwasher, fridge, induction hob, plinth heater and an additional cold tap and mini sink for a coffee/tea station, all finished with sleek granite worktops and stunning engineered wood flooring. A modern mosaic tiled walk-in pantry adds a touch of luxury, and the separate utility room and downstairs WC complete the ground floor.



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Upstairs, you'll find five well-proportioned bedrooms and two pristine bathrooms - a modern tiled family bathroom with a bathtub, and a stylish separate wet-room-style shower. The main bedroom enjoys fitted wardrobes and a large bay window, while three versatile bedrooms sit to the front and two overlook the peaceful rear garden.

Outside, the sun filled rear garden is the perfect mix of lawn and patio, bordered by established plants and shrubs and enclosed by fencing with side access. The patio offers an ideal setting for outdoor dining and summer BBQs, while the charming summer house - complete with power - provides an ideal space for a home office, creative studio or garden retreat.

The Current Owners Love:

- A wonderful family home with a great blend of modern and period features. I especially love the walk in pantry and the bay windows which let in so much light.
- Its location in a leafy, tucked away cul-de-sac, within easy walking distance of Bramhall park, Cheadle Hulme Station and great schools.
- We've really enjoyed having a lovely garden front and back which isn't overlooked.

We Have Noticed:

- Exceptional Location - Perfectly positioned in a peaceful cul-de-sac, just a short stroll from the beautiful Bramhall Park and within easy reach of all that Bramhall and Cheadle Hulme have to offer.
- Outstanding School Catchment - Located within the sought-after catchment area for Cheadle Hulme High School, making it an ideal choice for families.
- A True Family Favourite - Set in a friendly neighbourhood with a strong community feel, this well-presented home offers the perfect setting for family life.







Key Features:

- In Cheadle Hulme High School catchment with a short stroll to Bramhall Park
- Spacious five-bedroom family home with stylish interiors and versatile living spaces
- Light-filled open-plan kitchen/living/dining with Neff appliances and walk-in pantry
- Prime location close to Cheadle Hulme, Bramhall, and excellent transport links
- Private garden with patio, lawn, and a versatile summer house with electricity
- Quiet cul-de-sac position in a friendly, well-regarded neighbourhood

Tenure: Freehold

Council Tax Band: E

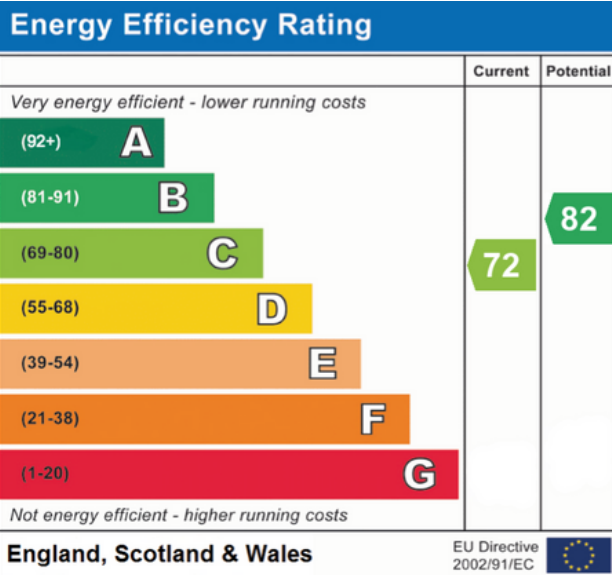
Possession: Vacant possession upon completion

Total Floor Area: 1809 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

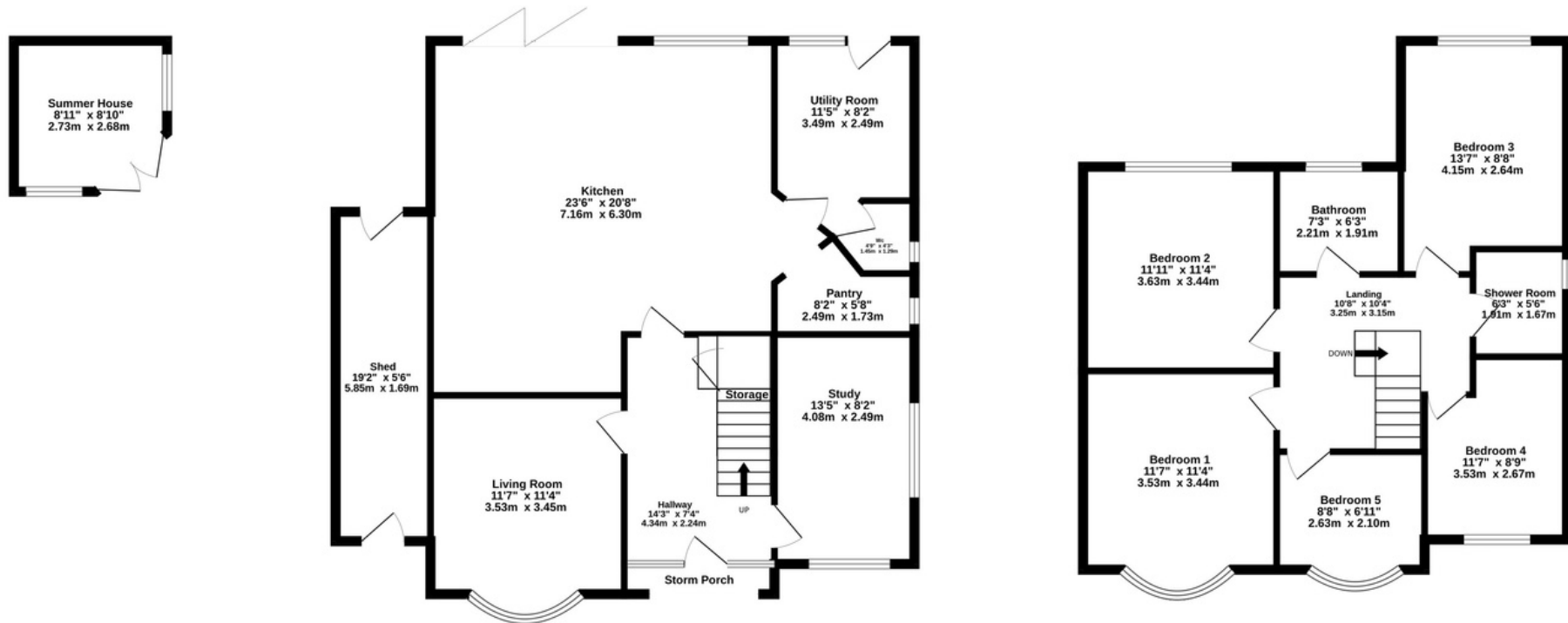
Property Summary:

- Hallway
4.34m × 2.24m
- Living Room
3.53m × 3.45m
- Study
4.09m × 2.49m
- Kitchen
7.16m × 6.30m
- Pantry
2.49m × 1.73m
- W/C
- 1.45m × 1.30m
- Utility Room
3.48m × 2.49m
- Summer House
2.72m × 2.69m
- Shed
5.84m × 1.68m
- Bedroom 1
3.53m × 3.45m
- Bedroom 2
3.63m × 3.45m
- Bedroom 3
4.14m × 2.64m
- Bedroom 4
3.53m × 2.67m
- Bathroom
2.21m × 1.91m
- Bedroom 5
2.64m × 2.11m
- Shower Room
1.91m × 1.68m
- Landing
3.25m × 3.15m





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



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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.

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