

ANY
PART EXCHANGE
WELCOME



Queens Road
Cheadle SK8 5LU

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Queens Road, Cheadle SK8 5LU

Located in the heart of Cheadle Hulme, Queens Road offers a charming residential setting ideal for families and commuters alike. This peaceful and highly sought-after road is just a short walk from Cheadle Hulme centre and railway station, providing convenient links to Manchester and beyond. Families will appreciate the proximity to several well-regarded schools, including Oak Tree Primary School located on Queens Road itself, and Cheadle Hulme Primary and the Outstanding-rated Laurus secondary school - both of which are within walking distance. The area boasts a variety of local amenities, such as shops, restaurants, cafes, and green spaces, contributing to a vibrant community atmosphere.

This amazing four-bedroom detached family home occupies a generous plot on one of the most desirable roads in the area. Completely refurbished throughout in recent years, the property has been transformed into a beautifully designed and thoughtfully laid-out family home, blending modern living with comfort and style. Set back with ample off-road private parking and inclusive of an EV charger, offers both kerb appeal and practicality. As you step into the modern hallway, finished with stylish LVT flooring, you're greeted with two cleverly designed and versatile reception rooms to the left. Currently divided by a sleek media wall, one side functions as a playful and inviting children's space, while the other forms a cosy adult lounge - perfect for movie nights. Just beyond is a tastefully decorated downstairs WC and a convenient storage utility cupboard. To the right of the hallway is the show-stopping open-plan kitchen, dining, and family area, featuring beautiful herringbone-style LVT flooring and a central Silestone - island/breakfast bar. The dual-aspect space is flooded with natural light and showcases a timeless shaker-style kitchen, Silestone worktops and complete with soft-close wall and base units, a wine fridge, integrated dishwasher, and space for an American-style fridge freezer. A lovely window seat to the front, inclusive of storage provides a peaceful spot to enjoy the view. The lounge area is warmed by a stylish electric fire, and the entire space opens out via bi-fold doors onto a large, sun-filled deck with access to the garden.

Outside, the beautifully landscaped garden is lined with mature hedges for privacy, offering multiple seating areas including a raised decked terrace with a glass balustrade - perfect for morning coffee or alfresco dining. There's even space for a hot tub, a handy shed, and ample side access for storage. The lawn is generous and ideal for children to play safely.

Upstairs, the plush principal suite is to the right of the landing. It boasts a spacious bedroom, an exquisite walk-in dressing area with spacious wardrobes, and a luxurious ensuite bathroom complete with a large freestanding bath and contemporary tiling. The opposite side of the landing hosts a modern family bathroom with a separate bath and shower, along with three further well-proportioned bedrooms. Each benefits from characterful bay windows - whether oval or curved - and Bedrooms Two and Three also feature fitted wardrobes.





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This truly special home combines generous living space, high-quality finishes, and a fabulous location – making it a perfect choice for the modern family. Early viewing is highly recommended to avoid missing out.

The Current Owners Love:

- Walking distance to fabulous restaurants, shops and our child's school
- Parties in our great living areas
- Amazing master suite with a hotel feel



We Have Noticed:

- Fantastic location close to Cheadle Hulme Village
- Lovely and light throughout
- A great space outside including a hot tub area, making those summer months enjoyable





Key Features:

- Beautifully refurbished four-bedroom detached family home
- Within walking distance of Cheadle Hulme Village and station and top-rated schools
- Two versatile reception rooms with feature media wall
- Stunning open-plan kitchen/dining/living space with bi-fold doors
- Luxurious main bedroom with walk-in wardrobe and freestanding bath
- Prime location on sought-after Queens Road, Cheadle Hulme
- Generous, private garden with raised deck, glass balustrade & hot tub area
- Ample off-road parking and side access for storage
- Great Neighbours

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1657

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 14'8" x 8'0" (4.47m x 2.44m)

Living Kitchen 27'3" x 13'3" (8.31m x 4.04m)

Play Room 12'7" x 12'4" (3.84m x 3.76m)

Sitting Room 13'6" x 11'5" (4.11m x 3.48m)

WC 4'0" x 3'9" (1.22m x 1.14m)

Utility Room 4'3" x 4'0" (1.3m x 1.22m)

FIRST FLOOR

Landing 10'10" x 7'1" (3.3m x 2.16m)

Bedroom One 13'3" x 12'4" (4.04m x 3.76m)

Dressing Room 13'3" x 6'5" (4.04m x 1.96m)

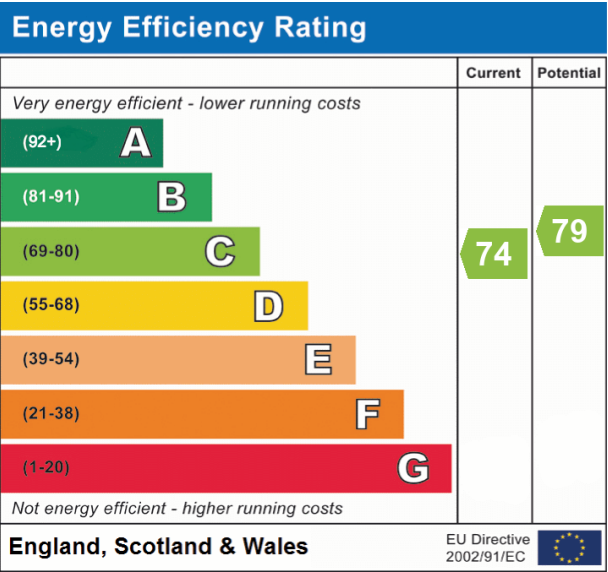
Ensuite 13'3" x 5'8" (4.04m x 1.73m)

Bedroom Two 12'7" x 9'3" (3.84m x 2.82m)

Bedroom Three 13'6" x 11'5" (4.11m x 3.48m)

Bedroom Four 8'2" x 8'0" (2.49m x 2.44m)

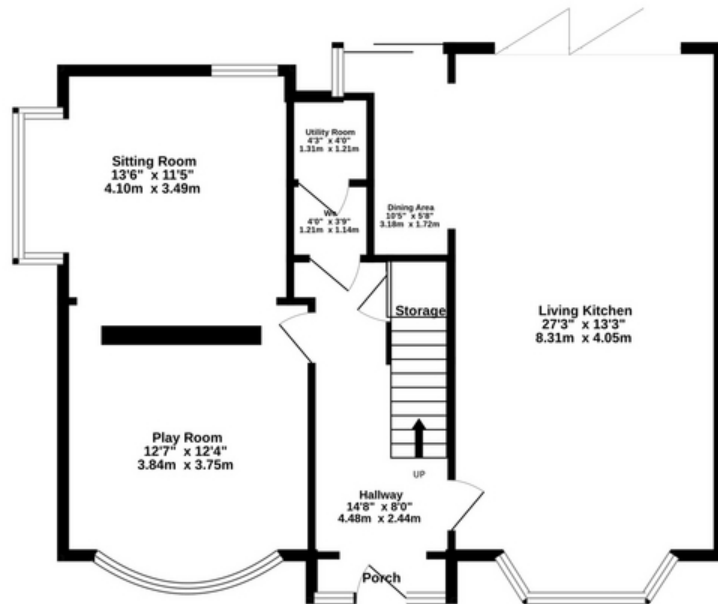
Bathroom 8'0" x 7'6" (2.44m x 2.29m)



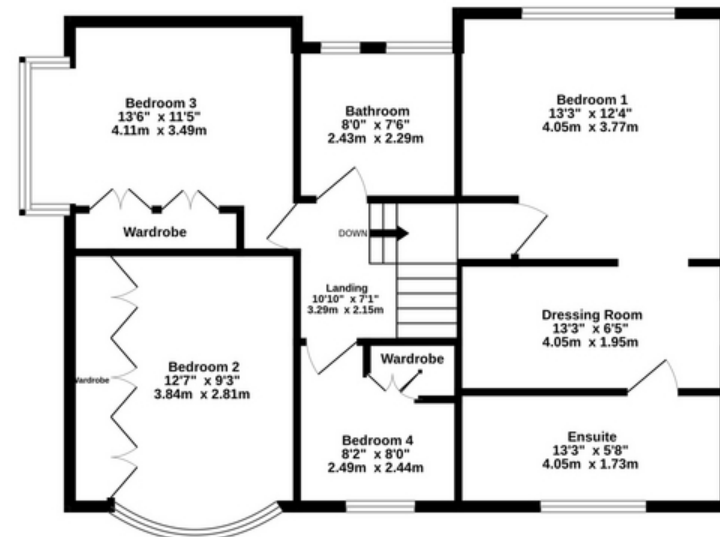


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
848 sq.ft. (78.8 sq.m.) approx.



1st Floor
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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