

ANY
PART EXCHANGE
WELCOME



Pleasant Way
Cheadle Hulme, SK8 7PF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Pleasant Way, Cheadle Hulme, SK8 7PF

Situated in a peaceful and family-friendly cul-de-sac, in the highly desirable and prestigious Cheadle Hulme area, this immaculate and elegant detached home offers an exceptional blend of versatility, charm, and expansive living space. A sweeping, beautifully manicured driveway leads to a striking entrance, providing generous off-road parking and setting the stage for this exquisite home.

Pleasant Way is thoughtfully arranged across two light-filled and generously proportioned floors, boasting four spacious double bedrooms, three refined and characterful reception rooms, and two luxuriously appointed bathrooms.

The ground floor greets you with a welcoming porch and a grand entrance hall, exuding warmth and sophistication. Here, you'll find a beautifully designed office featuring a striking curved window, perfect for working or relaxing in style. The formal dining room, with its timeless elegance, opens through graceful French doors into a sumptuous living room, adorned with a charming bay window—a haven of tranquillity for cosy evenings. The breakfast kitchen is a chef's delight, boasting high-quality integrated appliances, sleek matching wall and base units, a stylish breakfast bar, and direct access to the idyllic garden. Completing this floor is a convenient downstairs WC and access to an integral double garage, offering practicality alongside luxury.

Ascending to the first floor, you are greeted by four beautifully proportioned double bedrooms, a versatile box room, and two opulent bathrooms. The main bedroom is a sanctuary of calm, featuring a generous dressing area with bespoke fitted wardrobes and an indulgent ensuite bathroom with a double-length shower and stunning floor-to-ceiling tiling, designed for ultimate relaxation. The remaining bedrooms are equally impressive, each offering abundant space and versatility, with the fourth bedroom currently transformed into a sophisticated office complete with fitted furniture. The family bathroom is both stylish and functional, featuring a separate shower, a luxurious bathtub, and a sleek vanity sink unit with ample storage space.

The south-west facing rear garden is a picture of serenity, beautifully landscaped and lovingly maintained. Predominantly laid to lawn, it is framed by vibrant herbaceous borders and features a charming paved patio area, perfect for al fresco dining and entertaining. Side access leads seamlessly to the front driveway, combining convenience with outstanding kerb appeal.

This truly exceptional home blends space, elegance, and comfort, perfectly positioned within easy reach of excellent transport links, highly regarded schools including Bramhall High School and Moss Hey Primary School, and a wealth of local amenities. With the vibrant Bramhall Village, the renowned 'Bottle Stop,' and Handforth Dean just a stone's throw away, this is a dream home that promises an unparalleled lifestyle.





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The Current Owners Love:

- Being at the end of this cul-de-sac, as it is so quiet with no passing traffic, yet only a short walk to Bramhall village
- The peace and quiet of the garden, often with the only sound being birds singing
- Sitting on the sunny patio on a summer afternoon



We Have Noticed:

- Catchment area for excellent local schools
- Very spacious home situated on a generous plot with a large frontage
- Versatile living accommodation throughout





Key Features:

- Situated in a tranquil, family-friendly cul-de-sac in the sought-after Cheadle Hulme area, close to Bramhall Village and Handforth Dean
- Immaculate detached home with versatile, light-filled interiors thoughtfully arranged over two spacious floors
- Four double bedrooms, including a luxurious main bedroom with a dressing area and ensuite, plus a versatile box room
- Three refined reception rooms, including a formal dining room and a luxurious living room with a bay window
- Modern breakfast kitchen with integrated appliances, a breakfast bar, and access to the garden
- South-facing, landscaped rear garden with herbaceous borders, a paved patio for entertaining, and side access to the front driveway
- Integrated double garage, a downstairs WC, and a home office with a distinctive curved window

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 221

Viewing: Strictly by appointment only through Shrigley Rose & Co

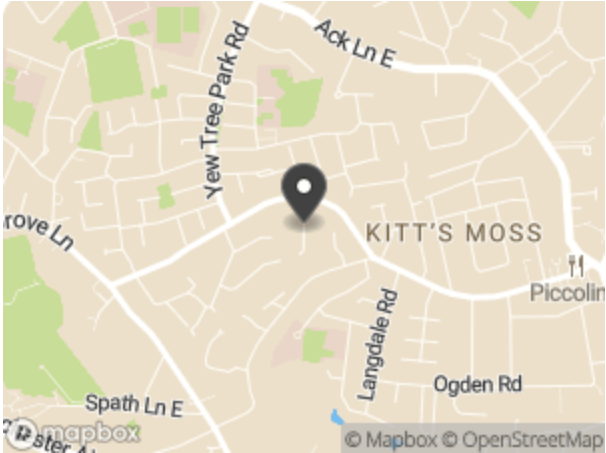
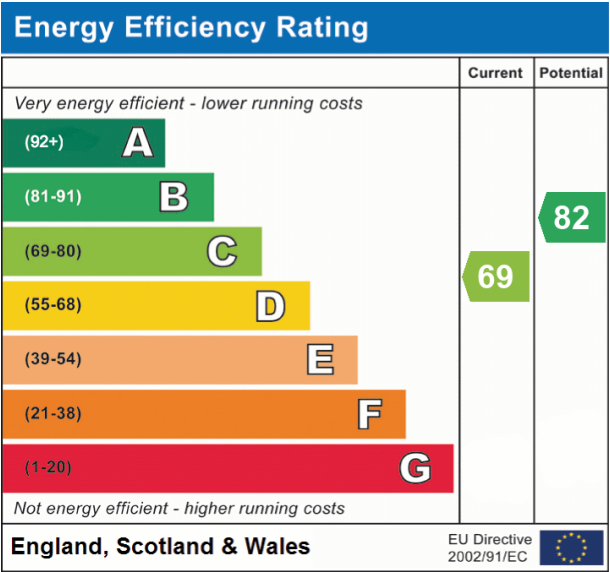
Property Summary:

GROUND FLOOR

- Porch 6'5" x 4'0" (1.96m x 1.22m)
- Hallway 22'5" x 10'4" (6.83m x 3.15m)
- WC 7'10" x 4'0" (2.39m x 1.22m)
- Office 12'0" x 7'0" (3.66m x 2.13m)
- Garage 18'0" x 16'0" (5.49m x 4.88m)
- Living Room 20'0" x 13'0" (6.1m x 3.96m)
- Dining Room 13'0" x 10'5" (3.96m x 3.18m)
- Kitchen 16'5" x 12'0" (5m x 3.66m)

FIRST FLOOR

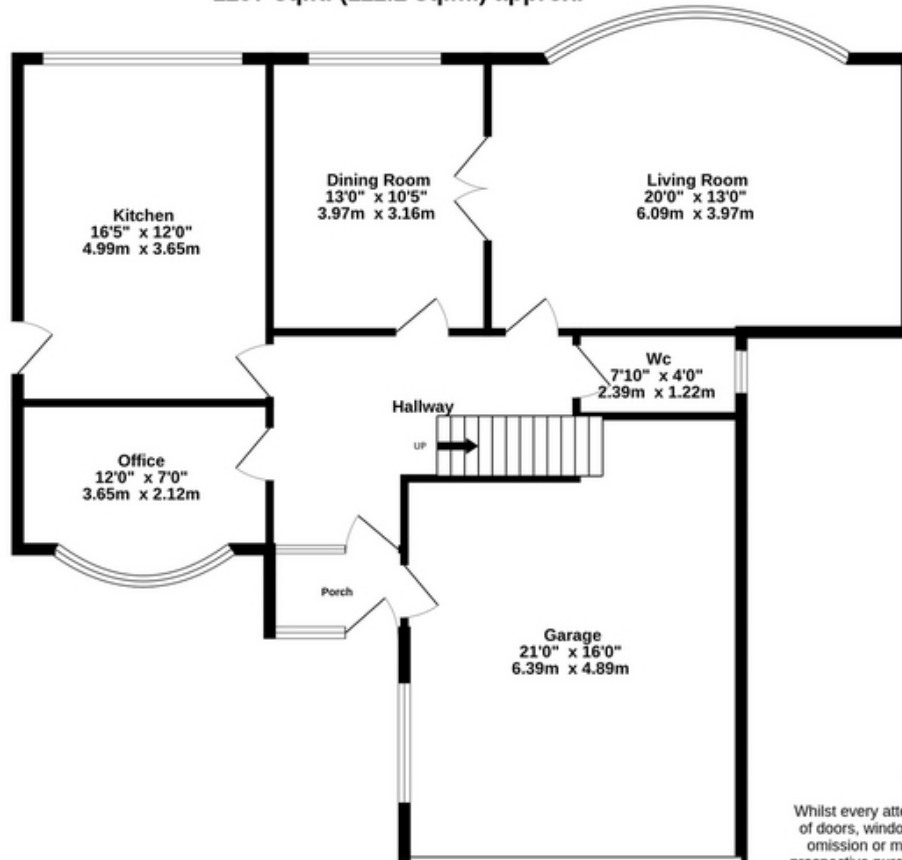
- Landing 22'5" x 6'11" (6.83m x 2.11m)
- Bedroom One 16'5" x 12'0" (5m x 3.66m)
- Ensuite 12'0" x 7'0" (3.66m x 2.13m)
- Bedroom Two 16'0" x 10'4" (4.88m x 3.15m)
- Bedroom Three 13'0" x 12'0" (3.96m x 3.66m)
- Bedroom Four 13'0" x 10'5" (3.96m x 3.18m)
- Box Room 7'0" x 6'5" (2.13m x 1.96m)
- Bathroom 13'0" x 8'0" (3.96m x 2.44m)



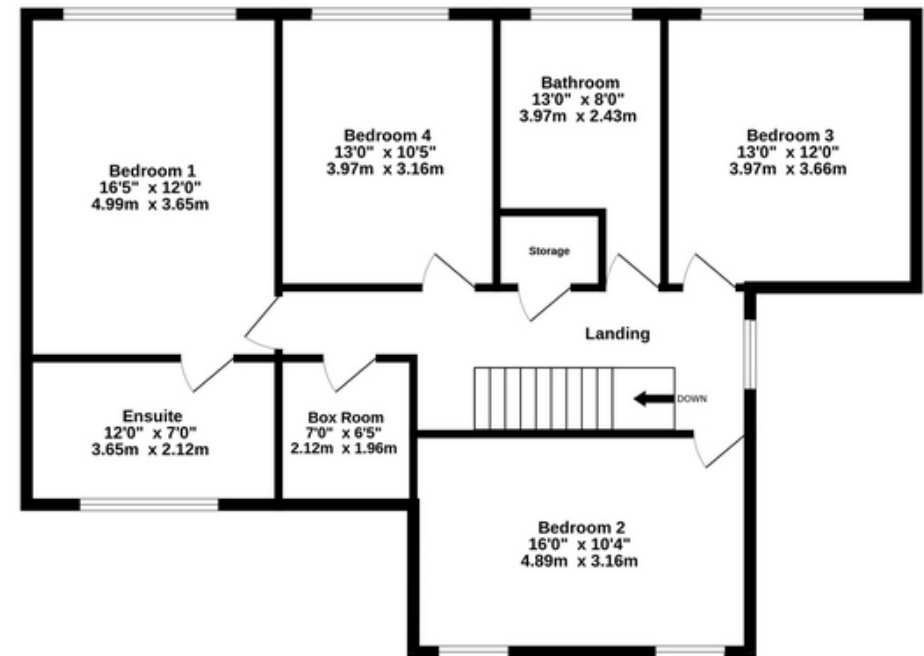


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

1157 sq.ft. (111.2 sq.m.) approx.



1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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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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.