

ANY
PART EXCHANGE
WELCOME



Yew Tree Park Road
Cheadle Hulme, SK8 7EP

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Yew Tree Park Road, Cheadle Hulme, SK8 7EP

Situated on the ever-popular Hursthead Estate in Cheadle Hulme, this charming and characterful four-bedroom detached family home is full of original features and set on a generous plot with an impressive in-and-out driveway, providing both ease and practicality. Located within the catchment area for the highly regarded Hursthead Primary School and Cheadle Hulme High School, and within walking distance of both Bramhall and Cheadle Hulme Villages, it's perfectly positioned for families seeking a peaceful yet well-connected location.

The home retains a host of beautiful original features, including stunning stained glass windows and elegant picture rails, adding timeless charm throughout. A welcoming and spacious hallway with handy understairs storage leads to a bright and airy dining room with an attractive bay window, and a generous dual aspect living room with French doors opening onto the immaculately maintained rear garden—ideal for relaxing or entertaining.

The stylish breakfast kitchen is fitted with matching wall and base units and pantry. It leads through to a convenient WC and a well-positioned utility cupboard with space for both a washing machine and tumble dryer. The attached garage offers additional storage or the potential for future conversion, for which planning permission is already granted.

Upstairs, the home offers four well-proportioned and tastefully decorated bedrooms, two of which feature charming bay windows and one with built-in wardrobes. A spacious family bathroom and a separate WC complete the first-floor accommodation, providing both convenience and comfort for a busy household.

The outside space offers a tranquil and serene setting, perfect for unwinding after a busy day. The well-established, private rear garden is surrounded by mature, lush planting, creating a peaceful and leafy retreat. A generous, well-maintained lawn and a stylish patio area provide an ideal spot for outdoor dining, play, or simply enjoying the serenity. To the front, the in-and-out driveway offers easy access and plenty of off-road parking.

While the home would benefit from modernisation, it presents a fantastic opportunity for those looking to create their own bespoke family haven. Planning permission has already been granted to extend, offering the potential to transform and tailor the space to suit your personal style.



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The Current Owners Love:

- Attractive period property
- Large beautiful mature garden
- Lovely neighbourhood

We Have Noticed:

- Catchment area for excellent local schools, including Cheadle Hulme High School and Hursthead Primary School
- Great location being close to both Bramhall and Cheadle Hulme Villages
- Scope to create the perfect family home with planning permission already granted







Key Features:

- Charming four-bedroom detached family home
- Perfect location, close to both Cheadle Hulme and Bramhall Villages
- Catchment area for Hursthead Primary School and Cheadle Hulme High School
- Four well-proportioned bedrooms, one with built-in wardrobes and two with bay windows
- Retains beautiful original features, including stained glass windows and picture rails
- In-and-out driveway with ample off-road parking
- Tranquil, private rear garden with mature planting, lawn, and patio area
- Planning permission granted for extension, offering great potential for transformation
- Planning Permission DC/087868

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1420

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 14'9" x 7'2" (4.5m x 2.18m)

Dining Room 11'7" x 11'2" (3.53m x 3.4m)

Living Room 18'8" x 14'2" (5.69m x 4.32m)

Kitchen 12'6" x 11'0" (3.81m x 3.35m)

Garage 16'4" x 7'10" (4.98m x 2.39m)

WC

FIRST FLOOR

Landing 12'2" x 11'0" (3.71m x 3.35m)

Bedroom One 14'2" x 11'2" (4.32m x 3.4m)

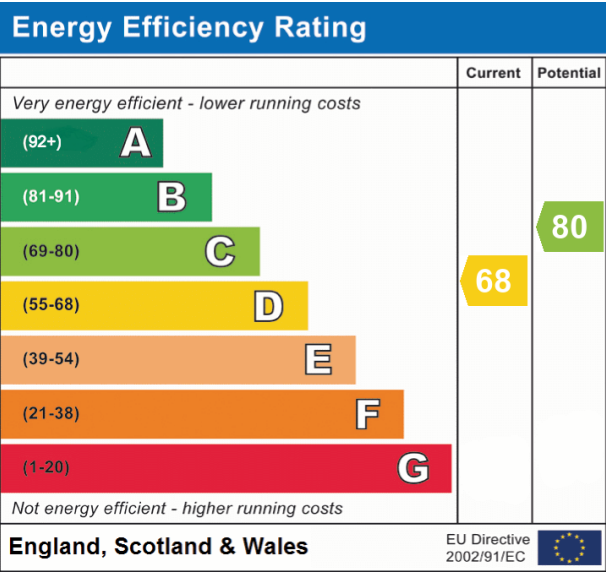
Bedroom Two 11'7" x 11'2" (3.53m x 3.4m)

Bedroom Three 12'1" x 9'0" (3.68m x 2.74m)

Bedroom Four 10'6" x 7'10" (3.2m x 2.39m)

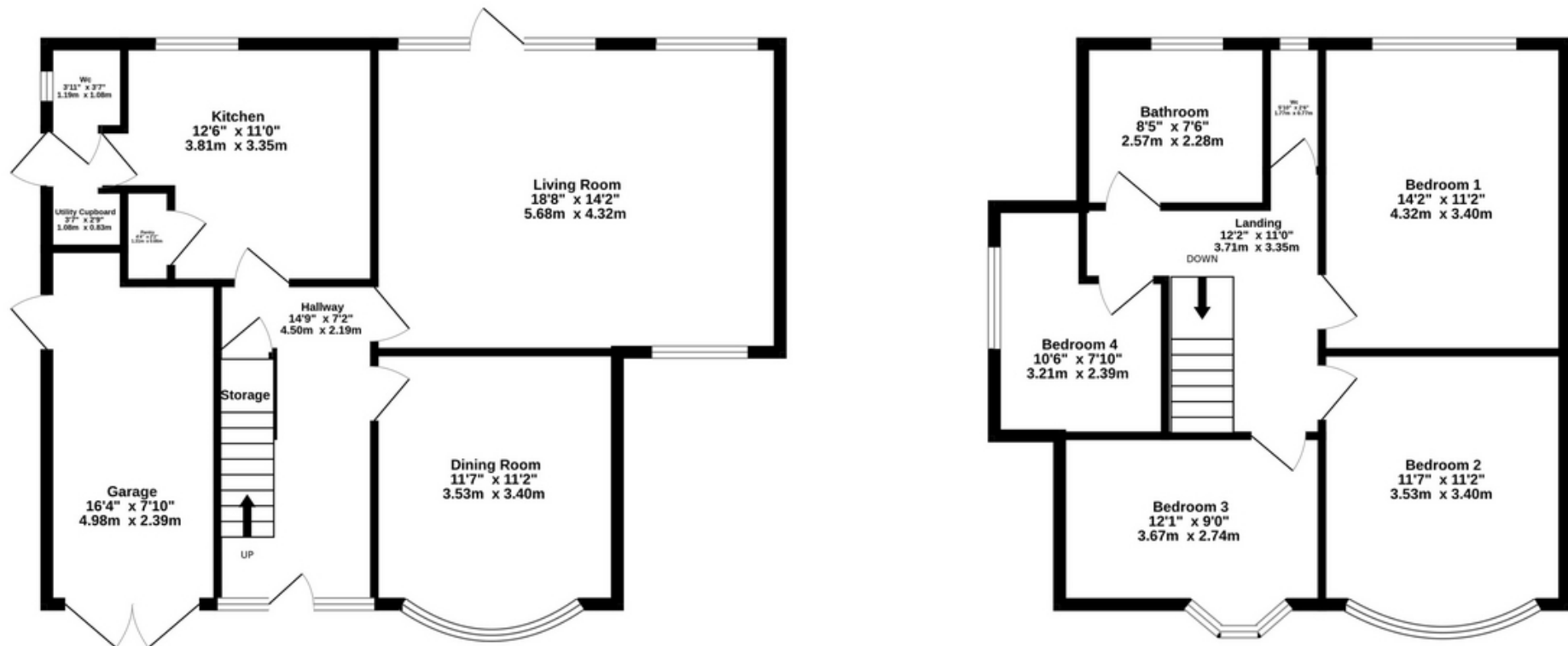
Bathroom 8'5" x 7'6" (2.57m x 2.29m)

WC 5'10" x 2'6" (1.78m x 0.76m)





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



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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