

ANY
PART EXCHANGE
WELCOME



Rushside Road
Cheadle Hulme, SK8 6NW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Rushside Road , Cheadle Hulme, SK8 6NW

An exceptional extended, detached, family home – prime location for families and school catchment. Welcome to this truly outstanding and beautifully extended family home, tucked away on a peaceful residential road and perfectly positioned within the catchment for Thorn Grove Primary School and the ever-popular Cheadle Hulme High School. A property that not only ticks all the practical boxes for family life, but also delivers a touch of luxury, style, and comfort throughout.

From the moment you arrive, the generous private front garden sets the tone – a wonderfully safe and fun space for children to play, complete with artificial lawn, outdoor power, and ample storage. Step inside and you'll discover a home that's been thoughtfully reimaged with family living at its heart. The ground floor offers a stylish and practical layout, with a seamless flow between spaces. At the heart of the home is a modern open-plan kitchen and dining area, complete with granite worktops and high-end appliances, including an AEG gas hob, AEG oven and grill, Caple wine fridge, 50/50 fridge-freezer, and a slimline dishwasher. French doors open directly onto the sunny garden, creating a perfect space for indoor-outdoor living. There's also a bright and welcoming lounge with bespoke cabinetry, a log burner, and rich Parquet-style LVT flooring underfoot, perfect for cosy evenings in. Further downstairs highlights include a versatile garage conversion, currently used as a dining and reception room but equally ideal as a fourth spacious bedroom. You'll also find a sleek ground floor W.C, a separate utility room with space for both a washer and dryer, and an enviable separate garden office with power, heating, and spotlights—perfect for remote working or creative pursuits.

Upstairs, three well-proportioned bedrooms all benefit from fitted wardrobes, while the main bedroom enjoys a charming bay window that floods the room with natural light. A contemporary family bathroom boasts a luxurious bath and rainfall shower, ideal for both quick mornings and relaxing evenings.

Outside, the rear garden is a private oasis, designed for both relaxation and play. With raised borders, multiple seating areas, modern paving and artificial grass. Additionally, there is a wooden outbuilding currently housing a hot tub (with exciting potential for a summer house or studio), it's a space where the whole family can unwind. The location is just as impressive. The home sits in a quiet, friendly neighbourhood that offers a peaceful escape from the day-to-day hustle—perfect for unwinding in the garden with a glass of wine after work, or enjoying slow, sunny weekends with the children. Adding to the lifestyle appeal is a fantastic local pub just a short stroll away.

Additional features include new windows throughout, a Hive heating system paired with a Viessman boiler, a comprehensive security system for added peace of mind, practical understairs storage, and plush carpeting leading up to a bright and airy landing.

This is more than just a house – it's a warm and welcoming family home, thoughtfully extended and immaculately presented. With easy access to local shops, beautiful parks, excellent schools and a strong sense of community, it truly offers the full package.





The Current Owners Love:

- Great location with close proximity to the Pointing Dog which is nice on a summers evening.
- Quiet neighbourhood so it's nice and relaxing to spend weekends/evenings in the garden after work to unwind
- Our favourite room is the living room especially in the winter with a glass of red in front of the wood burning fire

We Have Noticed:

- Utility room and downstairs WC offering a great additional space for a family
- Great outdoor space to the front and the back
- Office attached to the side of the house with its own entrance







Key Features:

- Catchment area for Thorn Grove Primary School & Cheadle Hulme High School
- Extended detached family home in a peaceful, family-friendly location
- Spacious open-plan kitchen/diner with granite worktops and high-end appliances
- Three well-proportioned upstairs bedrooms with fitted wardrobes
- Excellent local amenities including nearby pub, parks, shops, and transport links
- Garden office with power, heating, and spotlights – perfect for remote working
- Private rear garden with raised borders, artificial grass, and multiple seating areas
- Separate utility room and stylish downstairs W.C

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 997

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch

Hallway 11'6" x 5'10" (3.51m x 1.78m)

Living Room 13'1" x 11'3" (3.99m x 3.43m)

Dining Room/Additional Bedroom 16'10" x 7'10" (5.13m x 2.39m)

Kitchen/Diner 17'9" x 9'8" (5.41m x 2.95m)

Utility Room 9'8" x 7'10" (2.95m x 2.39m)

WC 5'4" x 3'3" (1.63m x 0.99m)

FIRST FLOOR

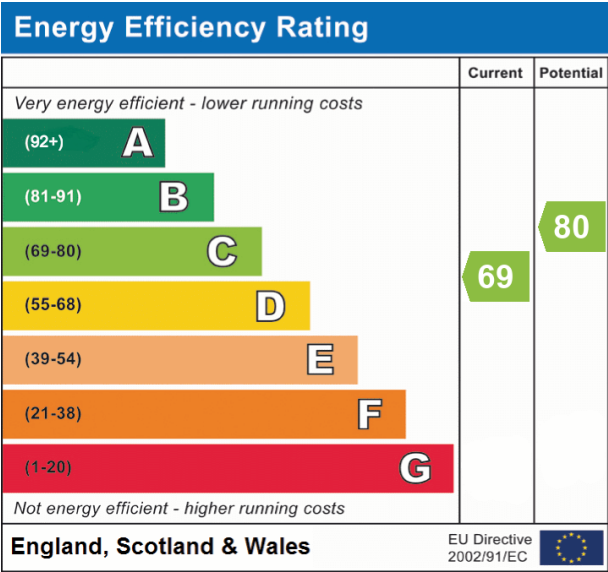
Landing 7'7" x 7'4" (2.31m x 2.24m)

Bedroom One 11'9" x 10'2" (3.58m x 3.1m)

Bedroom Two 10'2" x 9'4" (3.1m x 2.84m)

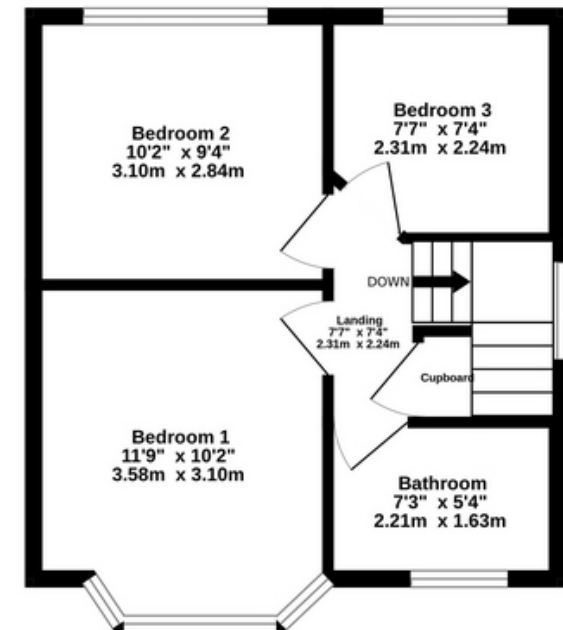
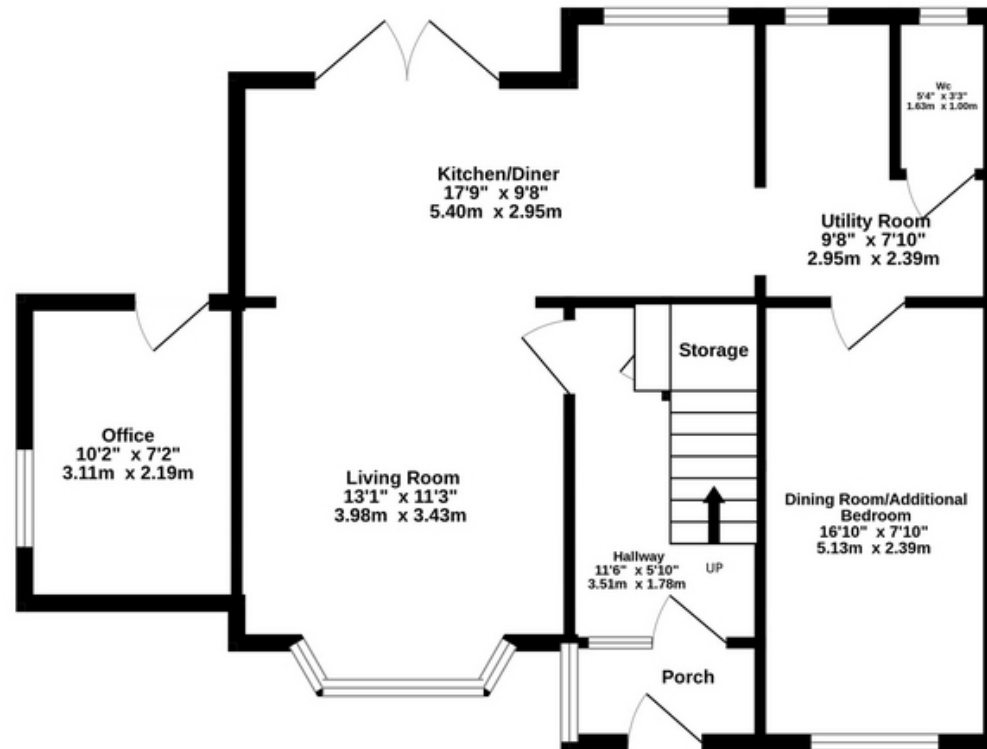
Bedroom Three 7'7" x 7'4" (2.31m x 2.24m)

Bathroom 7'3" x 5'4" (2.21m x 1.63m)





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



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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.
Made with Metropix ©2025



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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.