

ANY
PART EXCHANGE
WELCOME



Lynton Park Road
Cheadle Hulme, SK8 6JA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Lynton Park Road, Cheadle Hulme, SK8 6JA

Welcome to Lynton Park Road, a characterful four-bedroom, three-bathroom detached home in a popular location on a stunning tree lined road. Full of charm and original features, this home offers a warm and inviting atmosphere with well-proportioned rooms and plenty of potential. The generous living spaces provide a comfortable setting, while the traditional layout adds to its appeal. With a mature garden and a desirable position, this home presents an excellent opportunity for those looking to add their own touch in a well-regarded neighbourhood.

This wonderful home offers immense potential to enhance and add value, making it an exciting opportunity for those looking to personalise their space. With its characterful charm and well-proportioned layout, it provides a fantastic foundation for modernisation or extension (subject to planning permission/consent). Adding to its appeal, the home is being sold with no onward chain.

The ground floor offers a welcoming porch leading into a spacious hallway with a convenient downstairs WC. The beautifully bright dual-aspect living room is full of character, featuring original details, a charming inglenook, and elegant French doors opening onto the rear garden. A separate dining room provides the perfect setting for entertaining, while the impressive open-plan living kitchen is a true highlight, boasting generous proportions, Velux windows that flood the space with natural light, and doors leading to the garden. That's not all – an additional sitting room with its own private entrance offers fantastic versatility and could easily be transformed into a self-contained annex, ideal for guests or multi-generational living (planning permission/consent)

The upstairs features a bright and airy landing, highlighted by a stunning original stained-glass window overlooking the rear. This charming space leads to four well-proportioned bedrooms, two of which benefit from their own en-suite/facilities. A separate family bathroom and WC complete the floor, offering both convenience and practicality for a growing household.

The exterior of this home is truly impressive. The front boasts a private driveway and a neatly landscaped garden, creating a welcoming first impression. To the rear, a beautifully maintained and generously sized garden provides a wonderful outdoor retreat, perfect for relaxation, entertaining, or family activities.

This home is perfectly positioned within the catchment area for some of the most sought-after schools in the region. The highly regarded Bradshaw Hall Primary School serves younger children, while secondary education is covered by the outstanding Cheadle Hulme High School. Additionally, it is just a stone's throw from esteemed private schools, offering excellent educational opportunities for all ages. This desirable location makes it an ideal choice for families seeking both quality schooling and a welcoming community.









Key Features:

- CHAIN FREE
- Characterful four-bedroom, three-bathroom detached home with original features and charm.
- Generous living spaces with a traditional layout offering plenty of potential for modernisation.
- Bright dual-aspect living room with original details and French doors leading to the rear garden.
- Impressive open-plan living kitchen with Velux windows, flooding the space with natural light.
- Two additional reception rooms- one with its own private entrance, offering potential for different uses
- Four well-proportioned bedrooms, two with en-suite/en-suite facilities, plus a family bathroom and WC.
- Private driveway and neatly landscaped front garden, with a beautifully maintained rear garden.
- Situated in a sought-after location within catchment areas for highly regarded schools, including Bradshaw Hall Primary and Cheadle Hulme High School.

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 1973

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Hallway 6'0" x 17'1" (1.83m x 5.21m)

WC 3'0" x 6'0" (0.91m x 1.83m)

Living Room 16'0" x 20'0" (4.88m x 6.1m)

Dining Room 12'10" x 14'0" (3.91m x 4.27m)

Living Kitchen 18'5" x 25'0" (5.61m x 7.62m)

Sitting Room 12'2" x 15'6" (3.71m x 4.72m)

Landing 10'3" x 11'9" (3.12m x 3.58m)

WC 2'10" x 4'5" (0.86m x 1.35m)

Dressing Room 9'0" x 9'0" (2.74m x 2.74m)

Bedroom 2 with Ensuite 7'0" x 14'2" (2.13m x 4.32m)

Bedroom 1 13'0" x 14'0" (3.96m x 4.27m)

Ensuite 7'0" x 7'10" (2.13m x 2.39m)

Bathroom 6'4" x 9'9" (1.93m x 2.97m)

Bedroom 3 11'1" x 11'10" (3.38m x 3.61m)

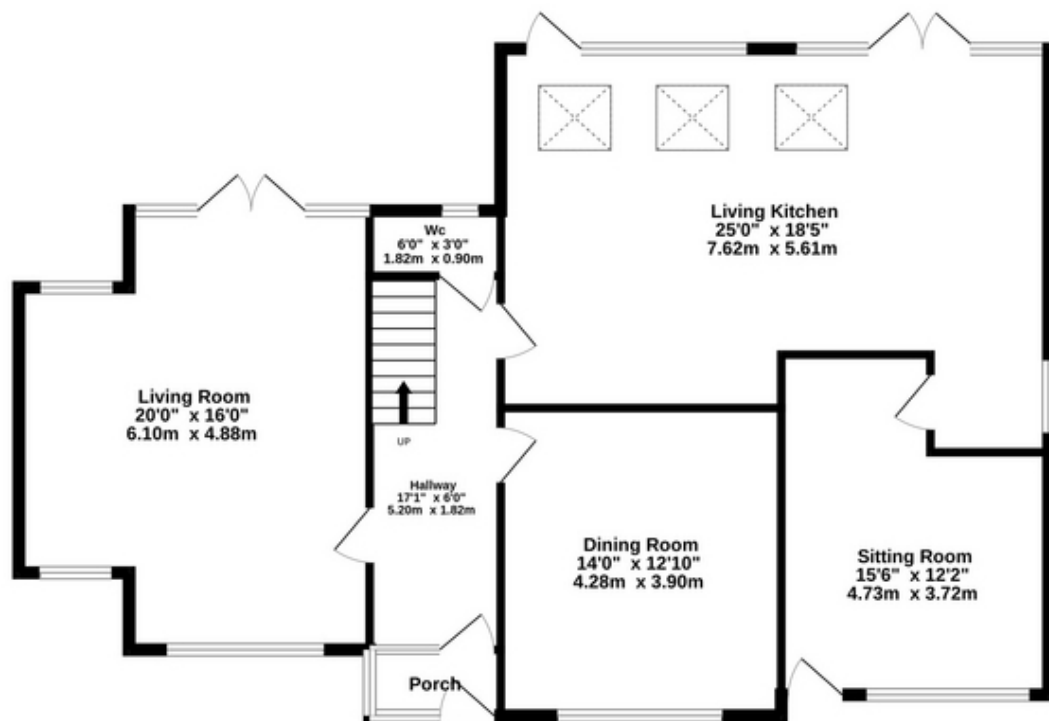
Bedroom 4 7'9" x 11'0" (2.36m x 3.35m)



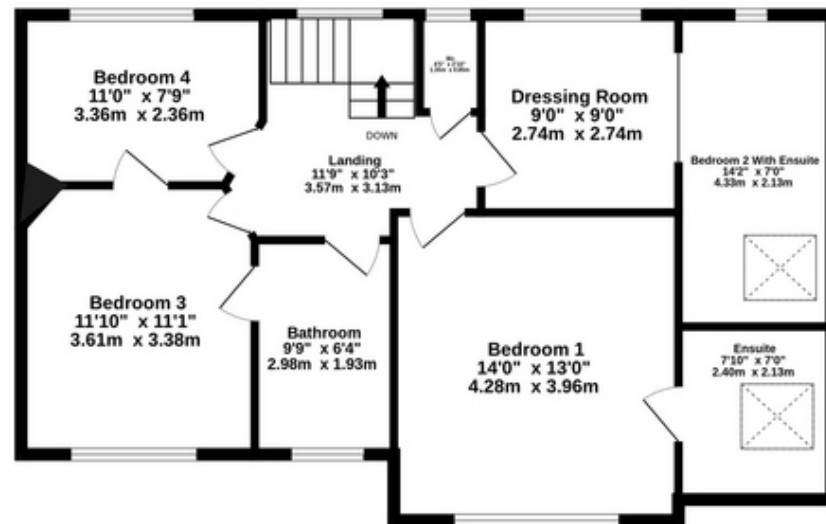


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1171 sq.ft. (108.8 sq.m.) approx.



1st Floor
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1973sq.ft. (183.3 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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