

ANY
PART EXCHANGE
WELCOME



Pingate Drive
Cheadle Hulme SK8 6NL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Pingate Drive, Cheadle Hulme SK8 6NL

Huge Scope to Further Extend this Magnificent Family Home Located on this Desirable Family Friendly Cul-De-Sac Within Catchment of Cheadle Hulme High School.

Discover this Fabulous, Turn-key, Three-bedroom Semi-detached home situated on a quiet and family-friendly cul-de-sac. Ideally located within the catchment area of highly esteemed schools such as Hursthead, Thorn Grove, Cheadle Hulme High School, and the prestigious Cheadle Hulme School. This property is perfect for families seeking both comfort and convenience.

The home enjoys a secluded yet accessible location, within walking distance of local shops, amenities, and schools. A York stone driveway provides parking for two cars, while the single garage offers additional space for a third vehicle or valuable storage.

Upon entering, you are welcomed into a bright and inviting entrance hall. To the right there is a Spacious, Open-plan Lounge and Dining area with South-facing Garden Views and Period-style High Ceilings. French doors open onto the rear garden and a gas fire adds warmth, while part rose-stained glass double-glazed windows and plantation shutters enhance the home's charm.

Adjacent to the living room, the fully equipped kitchen and breakfast room offer a practical and stylish setting for everyday meals. The kitchen boasts integrated appliances, including a gas hob, brand-new Neff double oven, slimline dishwasher, and a 50/50 fridge-freezer. A side door provides convenient access to the garden, while a handy storage cupboard in the morning room adds functionality.

There's also great potential for a Double side Extension to add Two Bedrooms and Expand the kitchen!

The elegant, carpeted staircase ascends to a bright and airy landing, providing access to three spacious and well-appointed bedrooms. The luxurious primary and guest double bedrooms boast fitted wardrobes, offering abundant storage solutions, along with stylish dressing tables that enhance both form and function. The third bedroom, currently utilised as a home office, presents a versatile space that can easily adapt to your lifestyle needs.

The beautifully designed family bathroom, finished with sophisticated tiling, features a sleek three-piece suite, making it the perfect sanctuary for a growing family.





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The garage, currently used for storage, houses the annually serviced Baxi boiler and a brand-new consumer unit for peace of mind. The private and secure South-facing garden is a true highlight, offering vibrant blooms throughout the year. Lavender, rose bushes, climbing roses, and a charming hawthorn tree create a picturesque setting. The lawned area is ideal for family ball games, while two patio seating areas provide the perfect spots for enjoying morning coffee or hosting BBQs in the all-day sunshine. Located in the highly sought-after area of Cheadle Hulme, this home is ideally located within the catchment area of highly esteemed schools such as Hursthead, Thorn Grove, Cheadle Hulme High School, and the prestigious Cheadle Hulme School. It's an ideal choice for families seeking a well-rounded property that offers both comfort and value for money. Don't miss this incredible opportunity to make this house your home.

The Current Owners Love:

- We have loved spending many years bringing up our family in such a special location, it has been an absolute joy
- Everyone comments on the house having its original traditional features, which we have always appreciated and valued
- Our sunny garden with complete privacy, has given us lots of happy

We Have Noticed:

- Fabulous Value for Money
- Generous plot with a Large Garden
- Family-Friendly Cul-De-Sac





Key Features:

- Any Part Exchange Welcome
- A fabulous Turn-key, Three-bedroom, Semi-detached Home, situated on this well-known and highly respected Cul-De-Sac, offering ample space for a growing family
- Potential for a Double side Extension to add Two Bedrooms and Expand the Kitchen
- Spacious, Open-plan Lounge and Dining area with South-facing Garden Views and Period-style High Ceilings
- Within a Very Popular Location, close to Cheadle Hulme and Bramhall Villages, this Home is Perfect for Families seeking both Comfort and Convenience
- South-facing, private, and secure garden
- Ideally located within the catchment area of highly esteemed schools such as Hursthead, Thorn Grove, Cheadle Hulme High School, and the prestigious Cheadle Hulme School

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1091

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Entrance Hall 14'2" x 5'10" (4.32m x 1.78m)

Living Room 13'7" x 11'3" (4.14m x 3.43m)

Dining Room 13'8" x 11'3" (4.17m x 3.43m)

Breakfast Room 10'9" x 7'9" (3.28m x 2.36m)

Kitchen 11'3" x 5'10" (3.43m x 1.78m)

Garage 15'8" x 7'7" (4.78m x 2.31m)

1st Floor

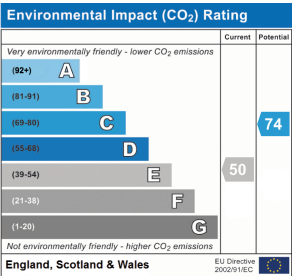
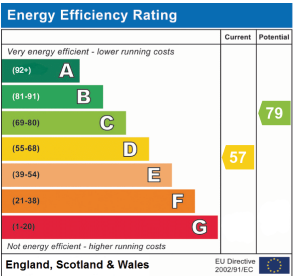
Bedroom 1 13'7" x 11'3" (4.14m x 3.43m)

Bedroom 2 13'8" x 11'3" (4.17m x 3.43m)

Bedroom 3 7'2" x 5'10" (2.18m x 1.78m)

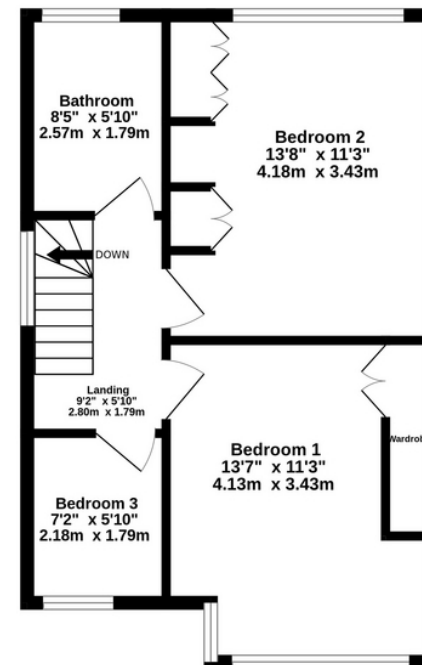
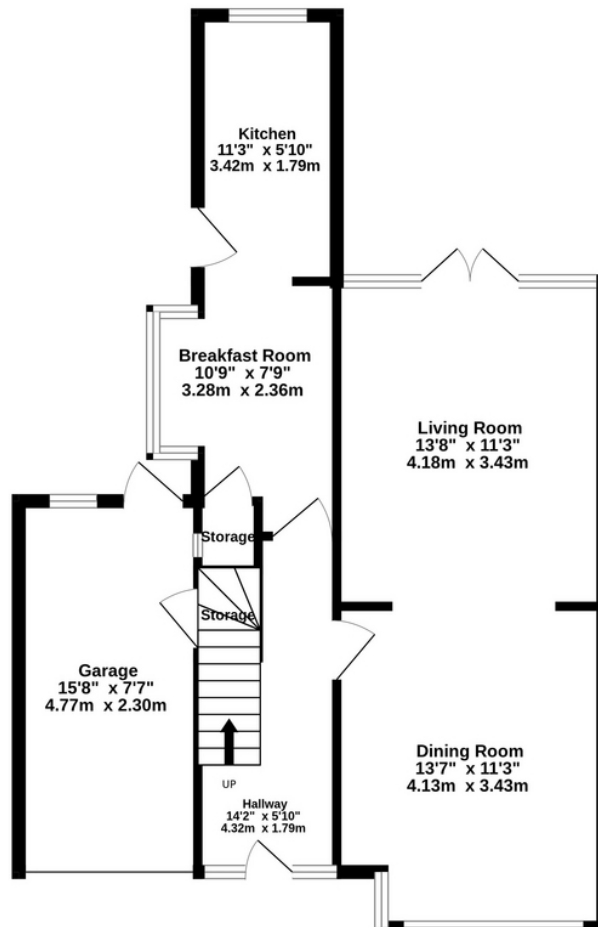
Bathroom 8'5" x 5'10" (2.57m x 1.78m)

Landing 9'2" x 5'10" (2.79m x 1.78m)





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



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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