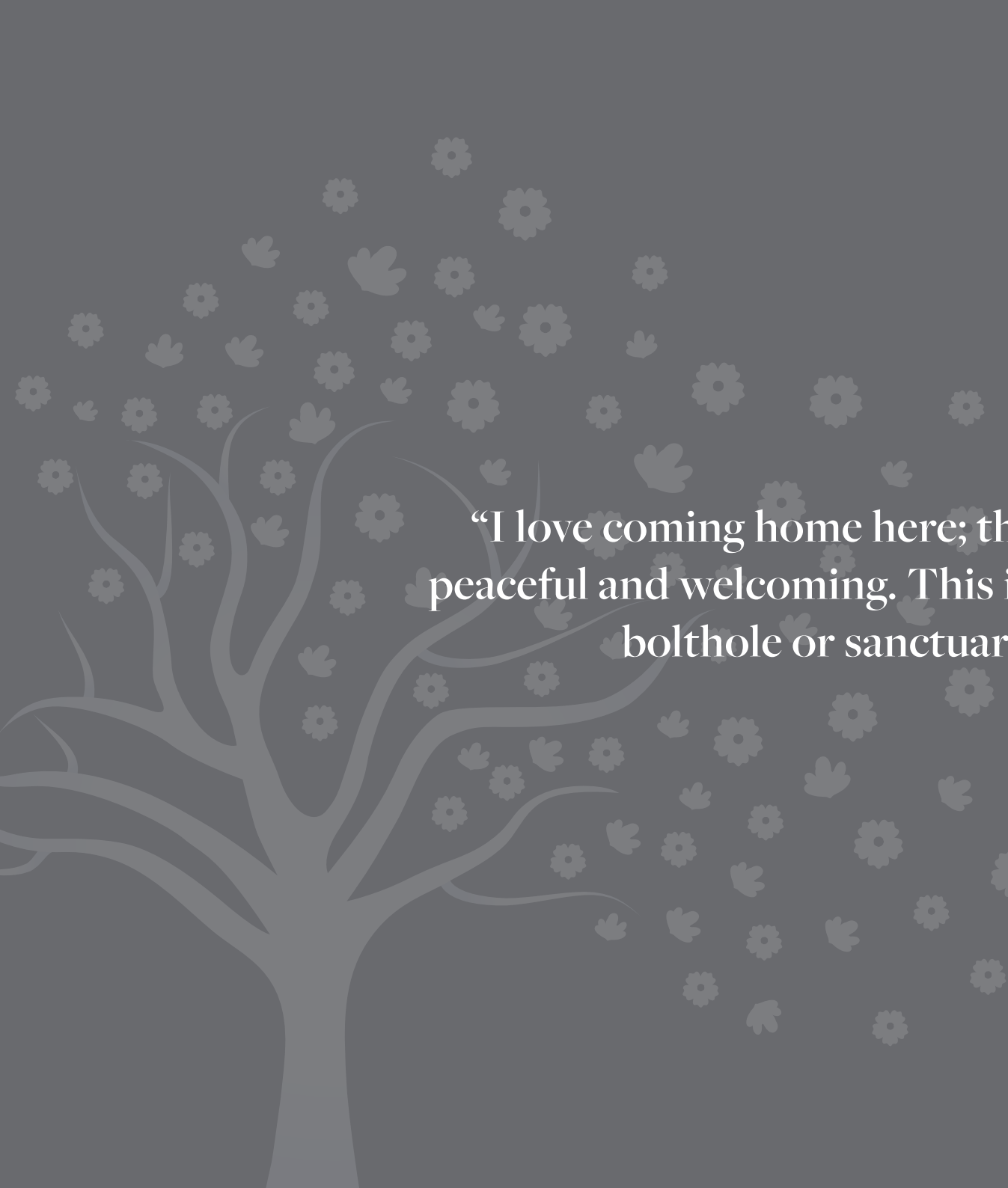




17 WEST END AVENUE



GATLEY



“I love coming home here; this house is peaceful and welcoming. This is the perfect bolthole or sanctuary.”

AS WE APPROACH THE PROPERTY...

Once part of Cheshire’s historic Cheadle and Gatley council, Gatley is a delightfully bijou village – small but perfectly formed, as the saying goes – a few miles south of Manchester, on the periphery of northeast Cheshire. Envious road and rail connections add to Gatley’s desirability, along with easy access to Manchester Airport. As with many of our sought-after Cheshire and south Manchester villages, Gatley is blessed with ample green spaces and tree-lined roads yet is just minutes away from Manchester. Wilmslow, Stockport, Didsbury and Altrincham are all also within striking distance, offering plentiful opportunities for social AND business pursuits.

As We Approach the Property...

West End Avenue is just a gentle stroll from everything Gatley has to offer, as well as those exceptionally convenient transport links – yet being a cul-de-sac, it’s quiet and private. The best of both worlds indeed, and thus it is little wonder that West End Avenue properties are popular. 17 West End Avenue occupies the prime position at the very end of the road, so benefits from additional privacy as well as a generous plot.

This house boasts kerb appeal in spades, beautifully presented and attractively designed as it is. Although only fourteen years old, it exudes character beyond its years.

However, the impressive yet unassuming exterior aesthetics barely prepare you for the wonders which await inside. It’s fair to say; this home is a revelation. On approach, the wrought-iron railings and brick are smart and imposing, while the coded, electric gates add a level of reassuring security. The frontage offers space for three, perhaps even four cars and sympathetic planting – a mix of evergreen and seasonal leafiness, including Dave Austin roses, lavender and other pink and purple blooms. This all softens the look and enhances the welcome. This isn’t your average front drive. There’s a custom-made granite bench nestled there, which offers the perfect spot for a sunny morning coffee and a pretty cherry blossom tree to tie in with the village. To the rear elevation is a secluded and well-appointed garden, designed for minimal maintenance – all the pleasure with little of the work. A generous decking area meets high-quality artificial grass. That’s not to say this is a plain or simple garden; plants and shrubs abound, giving the garden character and variety throughout the seasons.





“My home’s location is simply perfect. The cul-de-sac is quiet and secluded but just a few minutes from Gatley village, which has everything you could want in a village.”

Gatley is a small village with an enticing assortment of cafés and coffee shops, restaurants and bars, indie shops and small supermarkets. Bustling and buzzy, but still small and friendly with a vibrant community feel, as evinced by much-anticipated events like Gatley Festival. Gatley is ideally located for commuting into Stockport, Manchester or beyond, with regular trains (just one stop and nine minutes into Manchester), effortless access to the A34 and motorway networks, and just a ten-minute drive from the airport. West End Avenue itself is a small and private road just a few hundred metres from the village. A morning walk into the village offers a range of tempting brunch options (and ultimate hangover cures courtesy of the delightful independent Coffee Fix). Once the sun begins to set,

there are several restaurants, bars and hostelrys with something for everyone – families, groups of friends, or couples.

West End Avenue is also ever so close to the charming oasis of Gatley Carrs, where one can easily while away an hour or two walking, running or simply relaxing in nature. There are two other parks in the village, including what was once affectionately known as Gatley Hill. Just a few minutes’ drive away is the National Trust’s historic Quarry Bank Mill, nestled in Styal country park, to which the river Bollin meanders from Wilmslow Carrs. A similar distance in the other direction, the pathway along the Mersey affords many miles of walking, cycling or horse-riding. Locations such as this are few and far between.



STEP INSIDE AND LOOK

This stunning home is bordering on the unique. Unassuming, yes, though impressive in size, once inside, the details and the finish are literally breathtaking. The ground floor is akin to the most spacious and luxurious penthouse apartment imaginable. 17 West End Avenue takes the old estate agency adage ‘all mod cons’ to a whole new level, but more of that later.

On stepping in through the stylish and contemporary front door, the entrance hall is bright and airy. Tall windows let the light pour in, illuminating the entire space. From the hall, you are led through to the mesmerising kitchen/dining room/snug. Those nouns simply don’t do this space justice; it’s no exaggeration to say it must be seen to be believed. Firstly, the kitchen itself is exquisite, exceptional even. Designed and made to fit the space flawlessly, it is eminently stylish, reassuringly high-quality and equipped to the highest standards. There’s a large hob, two dishwashers, two wine fridges, an awe-inspiring American-style fridge freezer, and a veritable smorgasbord of appliances and conveniences. The L-shaped island unit is curved to the inside, making it ideal for sitting and socialising over a glass of good wine while dinner is prepared.

Then, there is the magnificent oak table which comfortably seats anything from eight to twelve guests. Over to the other side of the room is a cosy yet still roomy snug area, currently occupied by big, squashy sofas and so ideal for catching up with family or friends. Attractive windows are spread across the back wall, offering views out to the garden. Along with the plethora of ceiling spotlights, these ensure this fantastic space is light and bright from morning till night, while high-end underfloor heating provides optimum comfort throughout the year. If a property can boast a USP, then this is it. It is extraordinary. As the current owner says: “The kitchen and living space sold this house to me. It is the PERFECT party place. This is a lifestyle house.”





*"Everyone is WOWED when they
step inside."*



AND STILL, THE WOWS KEEP COMING

As well as a well-equipped utility room and access to the garage, to the ground floor is also a superb main bedroom. The striking and spacious bedroom is enhanced even more by an amazing en-suite and cavernous walk-in wardrobe. However, what propels this room into the incredible is the Juliet balcony. Bear with us; yes, this is strictly the ground floor - from the front, anyway. This house was planned to take advantage of the sloping ground, so surprisingly, there's a lower floor. Thus, at the rear of the property, the bedroom becomes the first floor, hence the full-length doors giving views over the garden. Mature trees ensure total privacy and give a countryside ambience.





Thanks to those lovely windows, the lower ground floor remains far lighter and brighter than a basement. In this house, we've already come to expect the unexpected, and this is equally charming. There's a games room and state-of-the-art home cinema and sound system adjoining a high-tech office space, and a roomy yet still cosy lounge, complete with a wood burner. What a space this is when decorated and lit up for Christmas! Another surprise comes by way of the storeroom and wine cellar.

The level of technology and assistance sets this home apart yet further. This is the smartest of smart homes, the epitome, the epoch. No expense has been spared – anywhere – and the attention to detail is beyond measure. Nothing is generic, and quality oozes from every square metre. Here, the wow factor isn't just a cliché; it's an inescapable fact.

"Simply tell the house you're coming home, and the heating and lights will be on for you."





To the second floor – or is it the first – floor are four further generously proportioned and well-presented bedrooms. These are in the eaves, so they deliver both character and cosiness. One of these rooms is a further main bedroom and enjoys another walk-in wardrobe and stylish en-suite complete with a colossal walk-in shower, plenty of storage and a tremendous velux window which allows the light to flood in. There's also a large family bathroom with a spectacular freestanding bath.

The innovative home technology – all controllable via apps – also extends to the security, which is a must in this day and age, and includes an HD camera system. After all, our home should be our castle, and castles require fortifications. 17 West End Avenue doesn't fall down on that score.

“This is a safe house; secure. It feels big and strong, sturdy and dependable.”



LOVE TO LIVE IN GATLEY

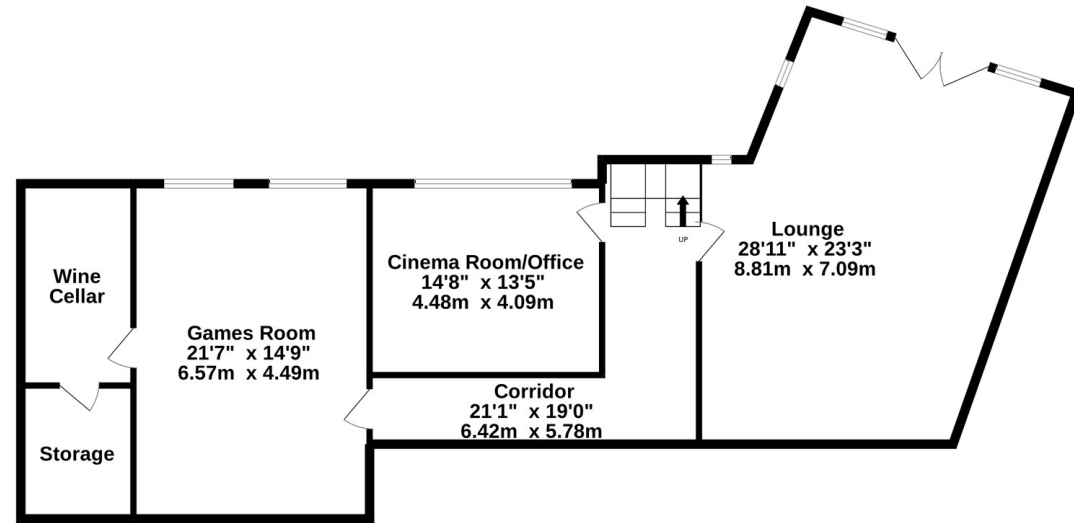
Gatley really does have everything, and 17 West End Avenue is the perfect property from which to enjoy and immerse yourself in village life. Partake of the Fix, Coffee Fix's truly marvellous and restorative towering brunch sandwich. Enjoy award-winning ales in the traditional-style Horse and Farrier. Wander around the local shops and pick up fresh and local ingredients. Treat yourself to a delectable pasta dish – and oh, the garlic bread! – from Piccolo.

Everything else you could want or need is seamlessly easy to access. There are several good schools, nurseries and pre-schools - or to coin the OFSTED phrase, outstanding. Such high-performing establishments are key to the sought-after nature of Gatley properties. On the odd occasion when you need larger shops, everyone's favourite department store, John Lewis is just a few minutes up the bypass, with the burgeoning Handforth Dean retail park just a few minutes more. For those who like to play a round, there are two golf clubs nearby, plus countless other sports clubs and facilities. Innumerable walks surround the village, from easy bimbles with the family to more challenging yomps.

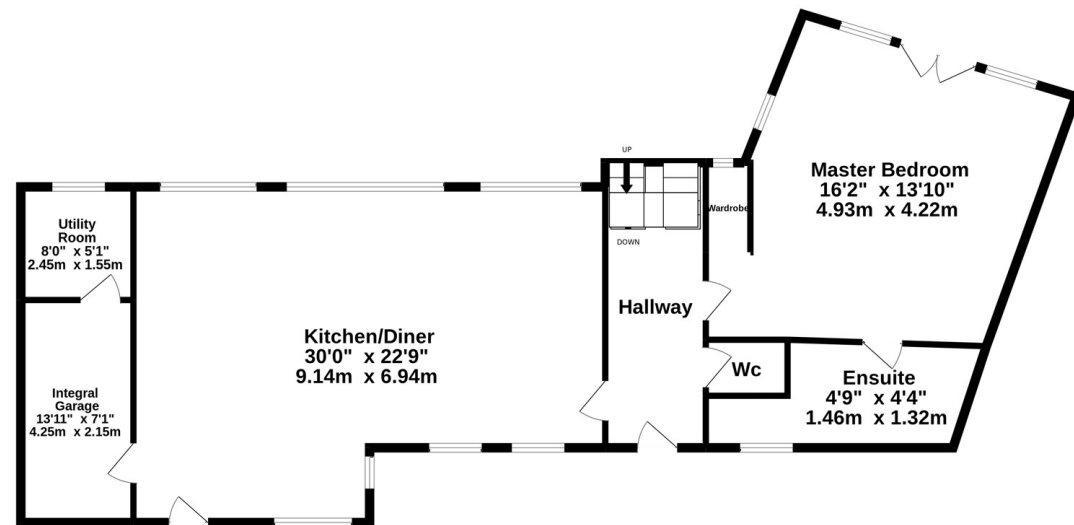
17 West End Avenue is positively perfect in every imaginable way. Furthermore, it's not just a question of 'move in, turn the coffee machine on.' This house could probably do it for you.



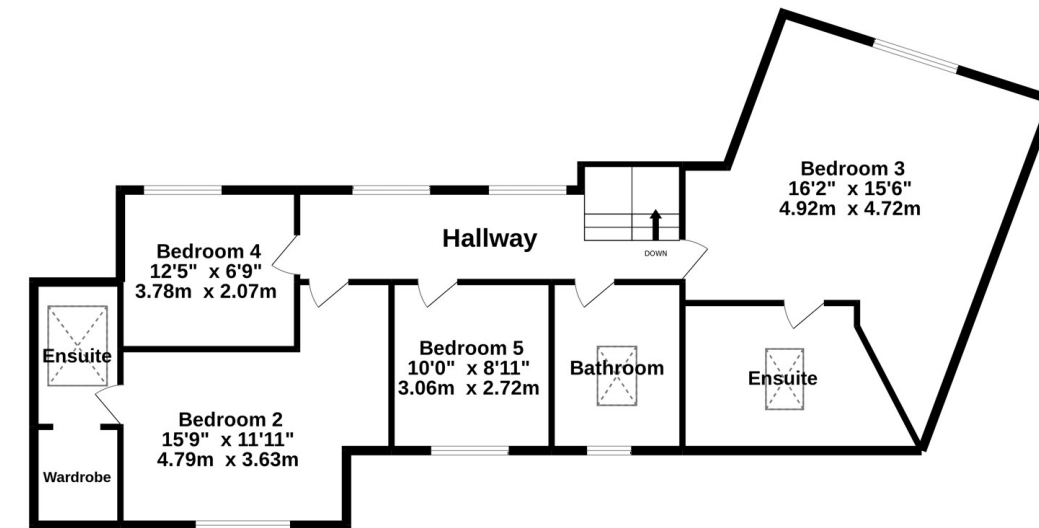
Lower ground floor
1227 sq.ft. (114.0 sq.m.) approx.



Ground floor
1227 sq.ft. (114.0 sq.m.) approx.



1st floor
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 3532 sq.ft. (328.1 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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SPECIFICATIONS

- A unique and simply jaw dropping family home
- Set in an idyllic cul-de-sac location
- Large corner plot with a fabulous maintenance free garden
- Just a gentle stroll from the delightful Gatley village
- Desired schools nearby for all ages
- Innovative home technology controlled by an app

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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