

ANY
PART EXCHANGE
WELCOME



Lansdown Close
Cheadle Hulme, SK8 7HF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Lansdown Close, Cheadle Hulme, SK8 7HF

This beautiful Chain Free, Five Bedroom detached family home is located close to both Bramhall Village and Cheadle Hulme Village, as well as having access to all local amenities.

It is within catchment to many prestigious High Schools and Primary Schools. The quiet Cul-De-Sac location ensures this home is nice and private.

From entering the Cul-De-Sac, you notice the attractive, landscaped front garden and driveway with ample parking for 2 vehicles, as well as a double integral garage suitable for additional parking. Upon entering this lovely family home, you will notice that it is beautifully finished throughout. Through double doors off the hallway is sizeable lounge with a large window overlooking the well-maintained front garden. Continuing on from the hallway you enter the modern living kitchen. The kitchen benefits from three sets of bifold doors, creating the perfect entertaining space with natural light throughout the whole day. This fabulous space overlooks the large South-West Facing Rear Garden. The utility room is adjacent to the kitchen, providing plenty of extra storage as well as access to the double garage. The Ground Floor also benefits from a downstairs WC. On the First Floor you will find five double bedrooms as well as a family bathroom. There is access to the loft from the landing which offers plenty of additional storage space. The Master bedroom boasts a beautiful ensuite.

Lansdown Close is in such a great location for schools, within catchment and easy walking distance of prestigious, highly rated primary and secondary schools. It is also ideal for shops, local amenities and easy access to transport links.

The Current Owners Love:

- Location - the ability to walk both left into Bramhall (10 mins) and right into Cheadle Hulme (10-15mins) with all the local shops, bars, restaurants along with the ability to walk to school, train stations and the woods and golf course into Bramhall Park make it such a perfect location.
- Sun in the Garden - the back garden gets sun from early morning until early evening but always with some area of shade so makes it the perfect warm, quiet, secluded, sunny place to relax.
- Kitchen/Diner - the light, space, privacy and contemporary design of this major family social room on the back makes it uplifting even on a rainy day and with the ability to just slide the doors into the garden in the summer - we found it to be the perfect family social room - its where we lived and have designed our new house in exactly the same way with the same kitchen design and supplier it was that good!

We Have Noticed:

- The open plan kitchen is stunning, such a nice, bright room – 100% the perfect entertaining space!
- The location is perfect, near to everything you could possibly need – Cheadle Hulme and Bramhall on your doorstep, how could you go wrong!
- The bedrooms are all a great size, it is the perfect family home.







Key Features:

- Any Part Exchange Welcome
- Chain Free
- Walking Distance to Bramhall & Cheadle Hulme Villages
- Open Plan Living Kitchen
- South-West Facing Garden - Great Sun All Day
- Private Plot on a Cul-De-Sac
- Five Double Bedrooms
- Off Road Parking and Double Garage
- Well-Presented & Modern Throughout
- Good Size Driveway For 4+ Vehicles

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Hallway 7'8" x 15'0" (2.34m x 4.57m)

Living Room 18'1" x 13'0" (5.51m x 3.96m)

Living Kitchen 36'0" x 22'8" (10.97m x 6.91m)

WC 8'2" x 3'5" (2.49m x 1.04m)

Utility Room 7'5" x 7'2" (2.26m x 2.18m)

Double Garage 18'4" x 17'0" (5.59m x 5.18m)

1st Floor

Landing 24'9" x 6'8" (7.54m x 2.03m)

Master Bedroom 14'3" x 12'7" (4.34m x 3.84m)

Ensuite 5'11" x 5'3" (1.8m x 1.6m)

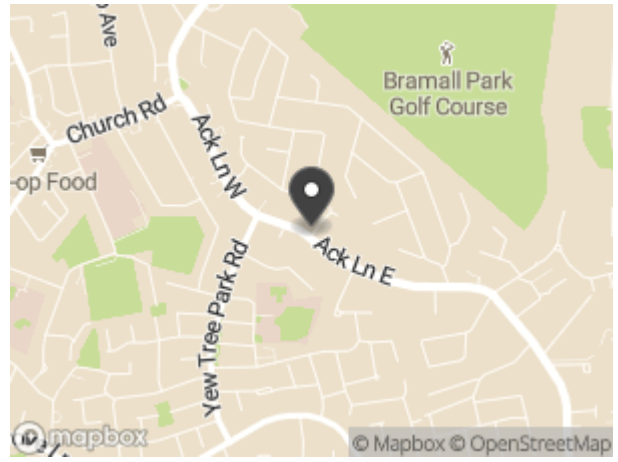
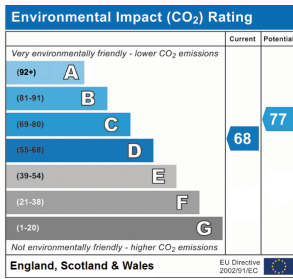
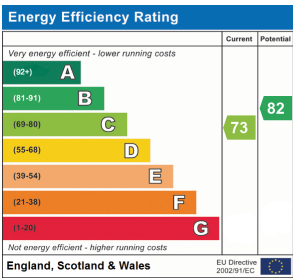
Bedroom 2 17'6" x 9'7" (5.33m x 2.92m)

Bedroom 3 13'0" x 12'8" (3.96m x 3.86m)

Bedroom 4 14'4" x 8'8" (4.37m x 2.64m)

Bedroom 5 14'4" x 7'9" (4.37m x 2.36m)

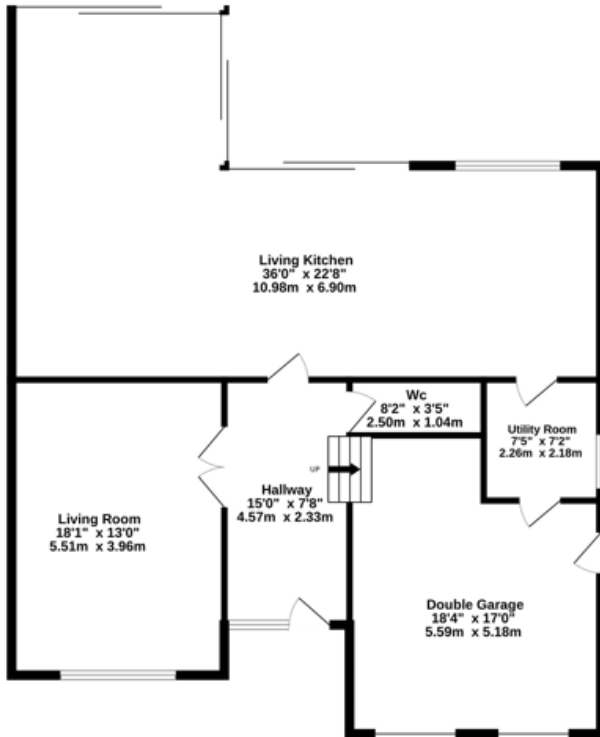
Bathroom 9'6" x 7'1" (2.9m x 2.16m)



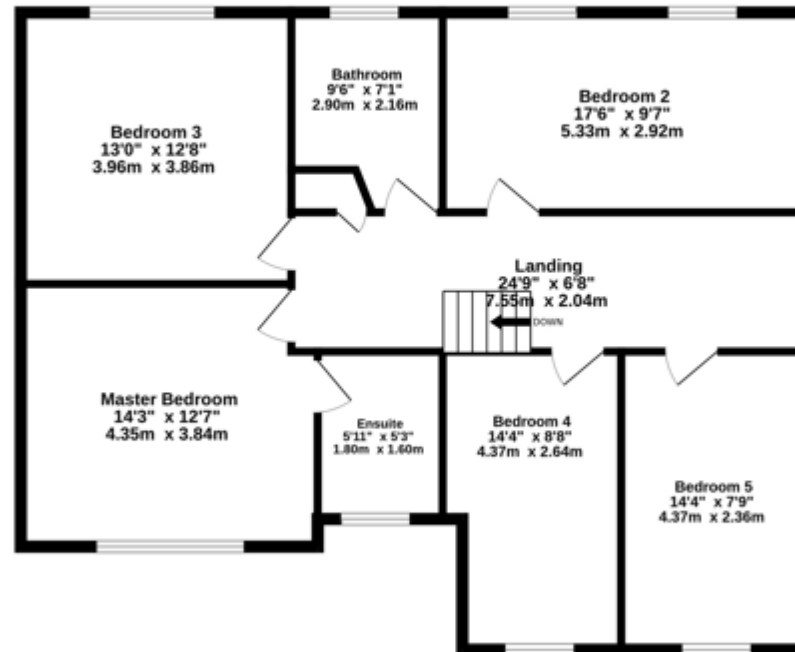


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

Ground floor
1279 sq.ft. (118.8 sq.m.) approx.



1st floor
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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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