

Part Exchange
Considered



Marlborough Avenue, Cheadle Hulme, SK8 7AR

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Marlborough Avenue, Cheadle Hulme, SK8 7AR

A beautifully presented four-bedroom semi-detached home on the peaceful Marlborough Avenue, offering contemporary living, versatile interiors, and a South-facing garden, all within the catchment of the highly sought-after Lane End Primary School and Cheadle Hulme High School.

Set on a peaceful and highly sought-after avenue, this beautifully maintained four-bedroom semi-detached home combines contemporary design, versatile living space, and exceptional outdoor areas. Approached via a tarmac, brick-edged driveway with space for two vehicles, the property also benefits from an attached storage garage with a remote-controlled roller door. A small lawn with a roadside planter complements the exterior, creating a welcoming and attractive frontage in this very quiet setting.

Inside, a modern glass front door opens into a bright hallway featuring built-in coat storage, vinyl-tiled flooring with protective matting, and a radiator cover. The space flows seamlessly into the open-plan living and dining area, where full-length internal windows and a picture-frame window in between the kitchen sitting area and main living room allows natural light to stream from front to back. Wood veneer flooring continues throughout, adding warmth and a sense of cohesion, and extends into a versatile downstairs bedroom or reception room, currently used as a guest room and office, which enjoys fitted storage and views of the south-facing garden.

The heart of the home is a contemporary Schuller kitchen, installed in 2020, complete with a striking waterfall island offering storage and seating for three. The island incorporates a Franke sink, integrated AEG dishwasher, and practical bin storage, while the kitchen itself features a Siemens gas hob with extractor, integrated oven and microwave, and space for a freestanding fridge freezer. Twin, triple-glazed, skylights flood the space with natural light, while spotlights and modern iron radiators add a touch of elegance and remote controlled mood lighting sets the tone. Adjacent utility space, also benefiting from a skylight, offers additional storage and appliances and leads through to a fully tiled shower room with an electric shower, which connects conveniently to the garage and additional storage areas.

The living area is designed for comfort and style, with wood-panelled walls behind the TV, under-cabinet lighting, acoustic cushioning, and sophisticated ceiling lighting. Thoughtful touches, including built-in understairs storage with a motion-sensor light, enhance functionality while maintaining a clean and contemporary aesthetic.





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Upstairs, three further bedrooms provide comfortable accommodation. The principal bedroom to the front features built-in drawers, space for a TV, and ceiling spotlights, while the second bedroom is a generous double with fitted wardrobes. The third bedroom, currently used as an office, includes built-in storage and a window overlooking the front. The family bathroom is well-appointed with a jacuzzi bath, walk-in corner rain head shower with additional body jets, under sink storage, and fitted touch mirrors with integrated lighting. A boarded loft with ladder and insulation offers valuable additional storage. The South-Facing garden is a particular highlight, thoughtfully designed with composite decking and paving, a lawn, and mature planting including a willow tree, bamboo, jasmine, rose, and honeysuckle. Outdoor taps, power points, and lighting ensure the space is as practical as it is beautiful, while fully opening, slim-fame, aluminium corner bifold doors from the living and kitchen areas create a seamless flow between indoor and outdoor living. Conveniently located within the catchment area for the highly sought-after Lane End Primary School and Cheadle Hulme High School, making it ideal for families. Local amenities, including the train station, bus links, and a supermarket, are all within easy reach. This home perfectly combines contemporary luxury, practical family living, and a tranquil setting, making it a rare opportunity to acquire a stylish and adaptable property in one of Lane End's quietest avenues.



The Current Owners Love:

- Open-plan kitchen lounge: We love how the open-plan layout creates a sociable heart to the home, with the stylish kitchen island seamlessly connecting cooking, dining, and relaxing spaces, perfect for everyday family life and entertaining.
- Lots of light: The abundance of natural light is something we've truly cherished, with skylights, internal windows, and large openings allowing sunlight to flow beautifully from front to back throughout the day.
- Large patio doors to the garden: The fully opening corner doors are a favourite feature, effortlessly blending indoor and outdoor living and making it easy to enjoy the south-facing garden, especially in the warmer months.





Key Features:

- Modern open-plan living and dining area with full-length fully opening corner bifold doors from the living and kitchen create a seamless flow for inside/outside living
- Stunning Schuller kitchen (2020) with waterfall island, integrated Siemens appliances, Franke sink, twin skylights, and remote-controlled mood lighting
- Downstairs versatile bedroom/reception room with fitted storage and garden views, ideal as guest room or office
- Two bathrooms including family bathroom with jacuzzi bath, walk-in corner rainhead shower with body jets, and fitted touch mirrors
- South-facing garden with composite decking, lawn, and mature planting including willow, bamboo, jasmine, rose, and honeysuckle
- Within the catchment of the highly sought-after Lane End Primary School and Cheadle Hulme High School, with excellent local amenities and transport links nearby

Tenure: Leasehold

Council Tax Band: C

Possession: Vacant possession upon completion

Total Floor Area: 1348 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen/Dining Room
8.90m x 7.83m

Living Room
3.82m x 3.53m

Bedroom/Study
5.14m x 2.65m

Shower Room
0.79m x 2.58m

Integral Garage
1.70m x 1.52m

Hallway

Bedroom 1
3.87m x 3.43m

Bedroom 2
3.12m x 3.18m

Bedroom 3
1.27m x 3.30m

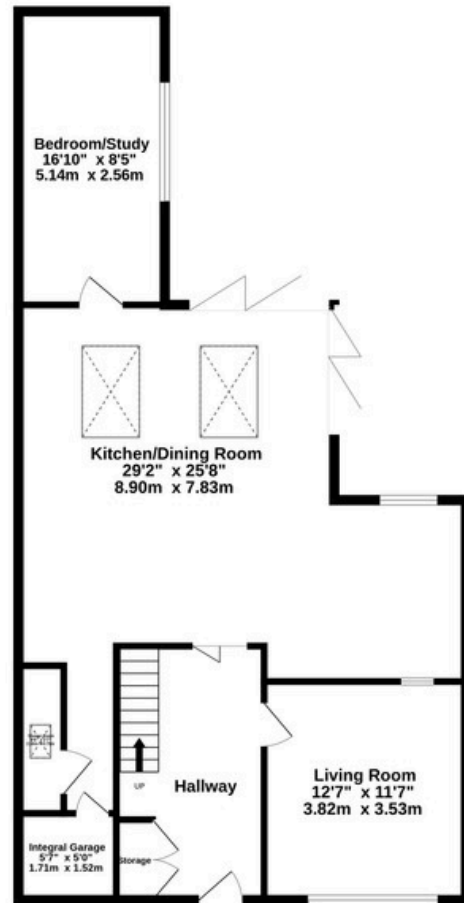
Bathroom
2.28m x 2.36m



| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

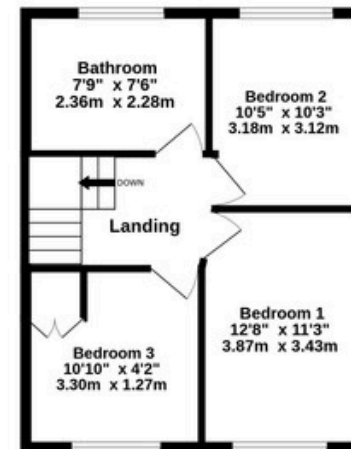


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TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

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