

Part Exchange
Considered



Vicarage Avenue, Cheadle Hulme, SK8 7JW

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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CHHS Catchment, Four Bedrooms, Large Plot. A superbly enhanced home that has been thoughtfully adapted for modern living, offering a great balance of character and contemporary design, with generous living space and a standout rear garden. A thoughtfully extended and immaculately presented 1930s semi-detached home, offering generous and versatile accommodation with four bedrooms, two bathrooms, and a superb rear garden extending to over 140 ft. Ideally positioned within a highly regarded location, close to the village and within easy reach of Cheadle Hulme High School and Hursthead Junior and Infant Schools.

The home is approached via a driveway providing parking for up to three vehicles, with an elegantly planted frontage and motion-sensor lighting. A welcoming entrance hall sets the tone, finished with stylish LVT flooring, and leads to a well-appointed WC. The main living room features a decorative marble fireplace, creating a focal point, while dimmable lighting adds to the atmosphere. To the rear, the property opens into a beautifully designed open-plan dining kitchen, fitted with a range of contemporary units and integrated appliances, including a Zanussi oven and grill, induction hob, fridge freezer and dishwasher. The Kitchen benefits from a large cloakroom with additional storage. This impressive space benefits from dimmable lighting and flows seamlessly into a separate family room/playroom, providing additional flexibility and direct access to the garden. A useful downstairs cupboard offers plumbing for a washer/dryer, and an additional office space is enhanced by an extractor fan.



On the first floor, the home offers four well-proportioned bedrooms, all thoughtfully arranged to suit modern family living. The principal bedroom is particularly generous in size and benefits from a stylish three-piece en-suite shower room. Bedroom two, currently utilised as the main suite, features fitted mirrored sliding wardrobes, providing excellent storage. The remaining bedrooms enjoy pleasant aspects, with those to the rear overlooking the garden and the front-facing room taking in views over the road. All bedrooms are served by a contemporary family bathroom, finished to a high standard. Notably, chimney breasts have been removed in the bedrooms (with appropriate support), enhancing the sense of space, and the front bedroom benefits from a recently installed window and lintel. Lighting has been thoughtfully added to the main bedrooms, and the loft is boarded with a fitted ladder for convenient storage.



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Externally, the rear garden is a standout feature, extending to over 140 ft and having undergone significant improvement. It includes composite decking with integrated floor lighting, an outdoor water supply, and external power. A high-spec shed with solar lighting is included, offering excellent additional storage or workspace.

Further features include a Hive heating system, a well-considered finish throughout, making this a ready-to-move-into home in a prime location.

The home is within walking distance of Cheadle Hulme village, easy reach of Cheadle Hulme High School and Hursthead Junior and Infant Schools, a range of amenities and benefits from convenient access to the bypass and motorway network- making it ideal for commuting and families.

The Current Owners Love:

Garden - A beautifully relaxing outdoor space, offering a wonderful, generous area where children can run, play, and enjoy being outside.

Kitchen/Diner - A fantastic social hub of the home, perfect for entertaining and hosting friends and family in a bright, welcoming setting.

Location - Ideally placed for outstanding schools, with a great selection of local pubs, restaurants, and shops all close by and easily accessible.

We Have Noticed:

Quality four-bedroom family home - A well-presented and thoughtfully improved property offering generous and versatile living space throughout.

Highly convenient location - Situated within short walking distance of Cheadle Hulme High School, making it particularly appealing for families.

Outstanding rear garden - A superbly sized garden featuring a substantial composite decking area, ideal for outdoor entertaining and family use.







Key Features:

- Fabulous rear garden extending to over 140 ft in length
- Beautifully extended and upgraded throughout
- A Four bedroom, two bathroom stunning semi-detached home
- Positioned in a extremely sought-after location close to Cheadle Hulme village
- Walking distance of Cheadle Hulme High School and Hursthead Junior and Infant Schools
- Impressive open-plan dining kitchen with integrated appliances
- Separate family room/playroom/dining area offering flexible living space
- Driveway parking for multiple vehicles and excellent curb appeal

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1231 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
4.42m x 3.64m

Dining Area
3.56m x 3.11m

Kitchen
3.57m x 3.40m

Office
1.91m x 3.57m

Wc

Bedroom One
3.96m x 2.00m

Ensuite

Bedroom Two
3.77m x 3.62m

Bedroom Three
3.37m x 3.01m

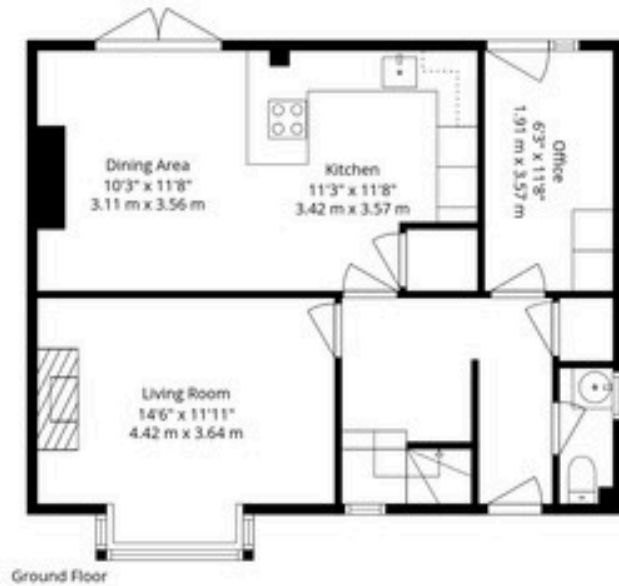
Bedroom Four
2.59m x 2.58m

Bathroom





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



Total: 1231 sq. Ft, 114 m2
Ground Floor: 634 sq. Ft, 59 M2, First Floor: 597 sq. Ft, 55 m2
Excluded Areas: Walls: 104 sq. Ft, 10 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Accurate To 97%.



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