

Part Exchange
Considered



Braystan Gardens, Gatley, Cheadle, SK8 4NU

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Charming Extended 1930s Family Home with Four Spacious Reception Rooms, Four Bedrooms, a South-Facing Garden and Driveway & Garage, Five Minute Walk to Gatley Station.

Positioned on a well-regarded road, close to excellent schools and with easy access to motorway links, this beautifully extended 1930s family home seamlessly blends period character with modern living, offering a thoughtfully designed layout perfect for family life. Set behind a block-paved driveway providing parking for two cars, the home welcomes you through a storm porch framed by charming stained glass windows that hint at the property's timeless style.

Inside, a welcoming hallway with a radiator cover and useful understairs storage sets the tone for the practical yet stylish accommodation beyond. LVT flooring flows naturally from the hallway into the kitchen diner, while double glazed doors open into a dining area, creating a light and connected space for family gatherings. To the front, a bay-fronted reception room currently serves as a playroom but would equally work as a formal dining room or additional sitting area, offering flexibility to suit your family's needs.

The main lounge is a particularly inviting space, its dual-aspect design bringing in natural light through decorative stained glass corner windows. A beautiful inglenook fireplace with wooden mantle and log burner forms a warm focal point, while French doors lead out to the patio and south-facing garden, filling the room with light and offering a seamless connection to outdoor living.

At the rear of the home, the kitchen diner is designed for both everyday life and entertaining, with quartz worktops, tiled flooring, a NEFF double oven, NEFF dishwasher, gas hob and NEFF extractor. A large window above the sink looks out over the garden, and a breakfast bar provides the perfect spot for casual meals. Off the kitchen, a versatile room, formerly a shower room, now serves as a practical pantry with space for fridge and freezer storage, while the kitchen also gives access to the integral garage, complete with electric roller door, a downstairs WC, and space for utility appliances.





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The ground floor offers exceptional flexibility with four reception spaces, including a generous double room near the stairs currently used as a home office. Upstairs, a bright landing with feature window leads to four bedrooms, three of which benefit from built-in storage. The front-facing bay-windowed bedroom and second generous double bedroom with fitted wardrobes provide comfort and style, while a further versatile bedroom could easily accommodate a double bed. The family bathroom is stylishly appointed with mosaic tiling, a built-in bath, and a separate shower with rain head and handheld fitting.

The principal bedroom forms part of a superb 2020 extension, creating a luxurious suite with a Juliet balcony overlooking the garden, an additional window, and bespoke features including a built-in dressing table and floor-to-ceiling wardrobes. The ensuite is finished with floor-to-ceiling porcelain tiles, his-and-hers sinks, electric underfloor heating, and a spacious shower, offering the ultimate retreat. Additional storage is provided by the loft space above the bathroom and above the principle bedroom, which is partially boarded and insulated.



Outside, the south-facing garden is a sunny and private space, with a patio perfect for dining or entertaining. A wooden playhouse, outdoor taps, external power sockets, side access, and a shed by the gate provide both practicality and enjoyment.

Combining generous living space, period charm, and modern comforts, this family home is perfectly positioned for Kingsway, Ladybarn and Gatley schools, while offering excellent motorway links and only five minutes walk to Gatley station, making it an ideal choice for growing families and commuters alike.

The Current Owners Love:

- How this has been such a wonderful first family home, offering a warm and welcoming space where they have created many happy memories and enjoyed watching their family grow.
- The south-facing garden, which enjoys sunshine throughout the day and provides the perfect setting for relaxing, playing with the family, or entertaining friends on brighter days.
- The excellent transport links nearby, making commuting and travelling incredibly convenient while still enjoying the comfort and calm of home.





Key Features:

- Four Spacious Reception Rooms provides flexible living, including a lounge, dining/playroom, office, and kitchen diner
- Main Lounge with Inglenook Fireplace, Decorative stained glass, log burner, and French doors opening onto the patio
- Stylish Kitchen Diner, Quartz worktops, NEFF appliances, breakfast bar, and garden views
- Four Bedrooms with Built-In Storage featuring a Principal suite with dressing table, wardrobes, and en-suite; three generous doubles and a versatile fourth
- Luxurious Principal Suite with a Juliet balcony overlooking the garden, en-suite with underfloor heating and rain shower
- South-Facing Garden & Patio, Wooden playhouse, outdoor taps, power sockets, and side access.
- Driveway & Integral Garage with Electric roller garage door, downstairs WC, and utility space.
- Convenient Location, Close to Kingsway, Ladybarn and Gatley schools, with excellent motorway links.

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1763 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen/Diner
3.00m x 6.96m

Living Room
4.29m x 4.60m

Play Room
3.39m x 3.69m

Office/Reception Room
2.39m x 4.60m

Integral Garage
2.69m x 3.66m

Wc
Bedroom 1
3.68m x 5.49m

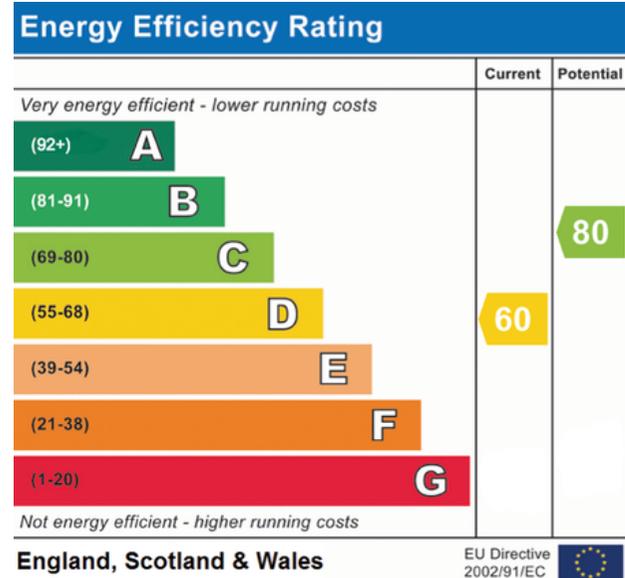
Ensuite
2.16m x 2.44m

Bedroom 2
3.68m x 3.96m

Bedroom 3
3.68m x 3.97m

Bedroom 4
2.41m x 2.44m

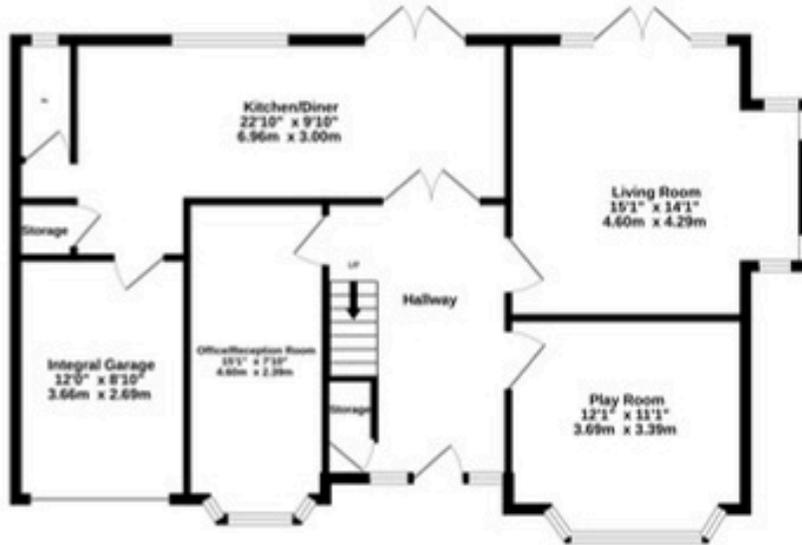
Bathroom
2.39m x 2.44m



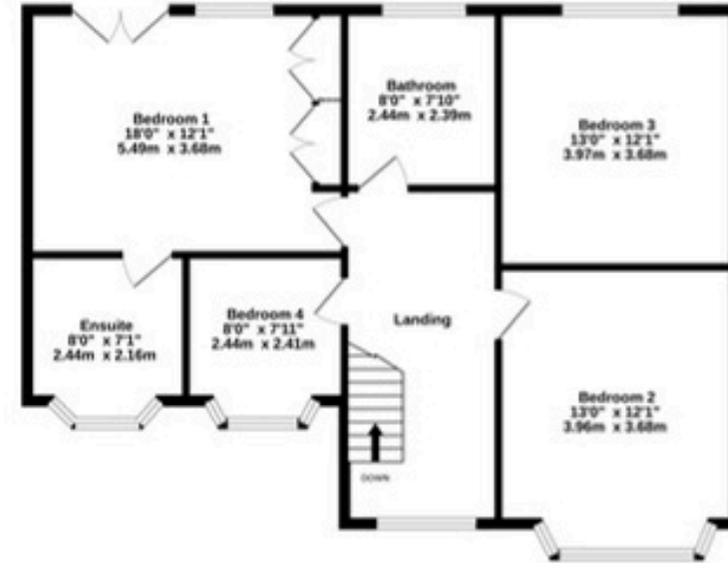


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
901 sq.ft. (83.7 sq.m.) approx.



1st Floor
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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