

Part Exchange
Considered



Drayton Drive, Heald Green, Cheadle, SK8 3LE

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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A handsome 1950s home on a corner plot, with timeless character and thoughtful modern enhancements, this is a property that effortlessly balances warmth, space and versatility, all set behind a traditional façade with its original stained glass detailing still proudly in place.

The addition of a porch has created both practicality and presence, offering valuable storage and a welcoming first impression. The composite Rockdoor, framed by windows on either side, opens into a hallway finished with LVT wood-effect flooring, combining durability with understated elegance. A downstairs WC is neatly positioned beneath the stairs, making everyday family life and entertaining guests equally convenient.

To the right, the living room is a beautifully proportioned retreat. A gas fire forms the focal point, with space above for a wall-mounted television, while inglenook-style windows either side and a large bay window to the front flood the room with natural light. With its triple aspect and generous proportions, this is a space that feels both cosy in winter and bright in summer. French doors open directly onto the patio at the rear of the house, creating a seamless connection between indoors and out.



The heart of the home lies in the open-plan living kitchen dining area, where tiled flooring runs underfoot and garden views take centre stage. The kitchen, completed in 2019, has been thoughtfully designed with quartz worktops, soft-close cabinetry, a full-size integrated dishwasher and a discreet bin cupboard. A Bosch integrated oven sits alongside an AEG gas hob with extractor, while there is space and plumbing for a freestanding fridge freezer. The sink is perfectly positioned beneath a large window overlooking the garden, and a further window and back door lead directly onto the patio. There is also space for integrated washing machine and dryer, with the added flexibility of using the integral garage as a separate utility if desired.

Steps lead down to the integral double garage, offering exceptional flexibility. One side, with a electric up-and-over door, is currently arranged as a gym and storage space, complete with gym matting and a window overlooking the garden but could comfortably accommodate a car. The other features a manual up-and-over door and is used for storage and a utility. Both garage doors are glazed at the top to allow natural light to filter through. The garage also provides additional space for utility appliances and further kitchen storage if required.

Upstairs, a split staircase adds character and interest. To the left is Bedroom Two, a generous double room overlooking the front, with a freestanding wardrobe included in the sale. To the right, a versatile office or bedroom five also faces the front and is large enough to accommodate a single bed, making it ideal as a nursery or guest room.



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The principal bedroom is positioned at the front of the house, enjoying a large bay window and fitted wardrobes running along one wall. Bedroom Three is another well-proportioned double with a large window overlooking the garden; a mirrored freestanding wardrobe is included. Bedroom Four is currently arranged with bunk-style beds yet is spacious enough to accommodate a double. In total, the home offers four true double bedrooms plus a separate office, providing excellent flexibility for growing families.

The family bathroom is beautifully finished with tiles to both floor and walls, a rain-head shower over the bath, storage beneath the sink and a built-in illuminated shelf for toiletries. Spotlights add a contemporary touch, while thoughtful storage ensures the space remains calm and uncluttered. Above, the loft is fully boarded with insulation to the roof and accessed via a pull-down ladder, offering superb additional storage.

Outside, the south-facing garden is a true highlight. Wrapping around two sides of the house, it provides both space and privacy, with access on either side of the property. A generous patio is ideal for outdoor dining, while a pergola frames a paved seating and BBQ area. The lawn features a climbing frame and stretches towards a magnificent mature oak tree at the bottom of the garden, creating a beautiful natural backdrop. An outdoor tap adds practicality, and there is additional lawned space to the side of the house. To the front, a brick driveway provides parking for three cars, and the home benefits from an alarm system for added peace of mind.

This is a house that has evolved with care, retaining its 1950s charm while offering the space, light and flexibility that modern family life demands, all complemented by a wonderfully private, sun-drenched garden.

The Current Owners Love:

- The large south-facing garden, which enjoys sunshine throughout the day and offers wonderful space for children to play, outdoor dining and relaxing beneath the mature oak tree.
- The kitchen, beautifully refitted with quartz worktops and quality appliances, creating a sociable and practical heart of the home overlooking the garden.
- The dedicated office space, perfectly positioned at the front of the house, providing a quiet and versatile area for working from home or accommodating guests when needed.







Key Features:

- Four double bedrooms plus separate office/bedroom five
- Spacious open-plan living kitchen dining area (refitted 2019) with quartz worktops
- Triple-aspect living room with bay window, gas fire and French doors to patio
- South-facing wraparound garden with pergola, patio and mature oak tree
- Integral double garage used as utility and gym
- Driveway parking for three cars and alarm system
- Fully boarded loft with pull-down ladder and roof insulation

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1918 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen
4.82m x 3.30m

Dining Area
5.20m x 3.40m

Living Room
7.95m x 4.70m

Garage/Utility
4.55m x 2.83m

Garage/Gym
4.55m x 2.88m

Wc
1.47m x 1.30m

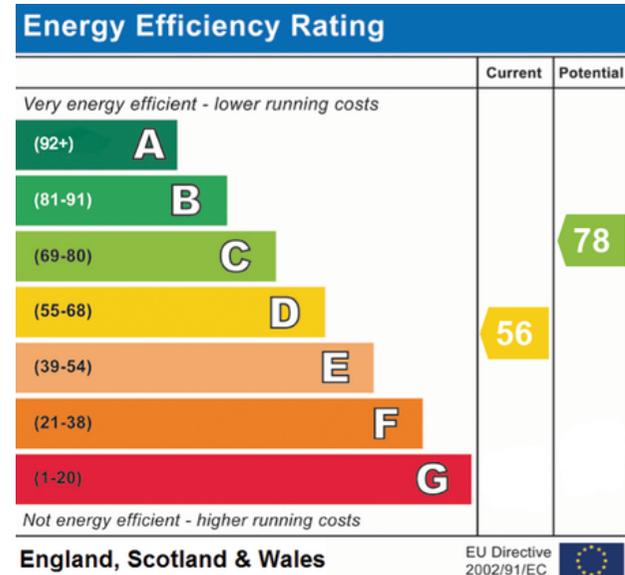
Bedroom One
4.17m x 3.30m

Bedroom Two
3.68m x 3.42m

Bedroom Three
4.55m x 2.82m

Bedroom Four
3.39m x 2.87m

Office
1.92m x 2.11m





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



TOTAL: 1918 sq. ft, 178 m²
GROUND FLOOR: 1194 sq. ft, 111 m², FIRST FLOOR: 724 sq. ft, 67 m²
EXCLUDED AREAS: WALLS: 163 sq. ft, 15 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%.



First floor



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