

Part Exchange  
Considered



Daylesford Crescent, Cheadle, SK8 1LQ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Daylesford Crescent, Cheadle, SK8 1LQ

Set proudly on a generous and highly desirable corner plot, this much loved family home, cherished by its current owners since 1965, offers an exceptional opportunity to acquire a property brimming with warmth, character, and thoughtfully updated modern comforts. Approached via a beautifully maintained brick-paved driveway providing ample parking for up to four vehicles, it also has an integral garage, EV charger and a useful carport. The house immediately impresses with its welcoming frontage, framed by a neat lawn on three sides and a decorative cast iron side gate. Having undergone a full roof replacement in 2021 and benefitting from a modern and efficient Worcester Bosch boiler which has been serviced annually and is still under guarantee, the property offers peace of mind alongside its enduring charm.

Stepping inside, a porch laid with traditional quarry tiles leads into a spacious entrance hall with wood laminate flooring, setting a tone of quality and continuity. Upstairs a striking original banister with an Art Deco-inspired metal design provides a subtle nod to the home's heritage, while practical features such as built-in coat storage, understairs cupboard, and a downstairs WC enhance everyday functionality. Brand new carpets throughout add an extra touch of comfort, warmth and luxury to the home which benefits from double glazing throughout and also a burglar alarm.



The heart of the home is undoubtedly the stunning, no expense spared, recently refitted kitchen, an impressive space designed with both style and practicality in mind. Finished with sleek quartz worktops and a high quality tiled floor, it features a comprehensive range of high-spec integrated appliances all of which are AEG except for the extractor fan, the wine fridge and the boiling water tap. These appliances include a full-size dishwasher, wine fridge within the breakfast bar, an induction hob with extractor, a built in fridge & freezer, 2 separate ovens (an exceptional combination of microwave, convection oven, fan oven, and steam oven). A Quooker boiling water tap sits elegantly above a sunken stainless steel sink, while a large window frames delightful views over the garden, filling the space with natural light. The kitchen renovation was completed as recently as May 2023 and was a comprehensive project which involved taking the room back to bare brick, re-plastering, re-wiring, re-plumbing and re-flooring. It is now a beautiful modern kitchen of the highest quality with stunning lighting in the form of spotlights in the ceiling, pendant lights above the breakfast peninsula, and LED strip lighting running on two levels including the base of the cabinets. The living accommodation is equally appealing. A spacious dual aspect living room is bathed in light from large bay windows, creating a wonderfully inviting setting ideal for both relaxing and entertaining. The adjoining dining room features sliding doors that open seamlessly onto the terraced inlaid brick patio and rear garden, enhancing the home's indoor-outdoor flow. Beyond the dining room is an additional reception room currently used as a bright and peaceful study with dual aspect windows out to the gardens.



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Upstairs, the property continues to impress. The principal bedroom benefits from extensive built-in storage and wardrobes, and a generously sized ensuite, complete with WC, bidet, bath with handheld shower, and twin "his and hers" sinks set within fitted cabinetry. A distinctive glass-panelled wall, added in the 1970s, gives character to the space. Bedroom 2 is a well-proportioned large double and has two built-in wardrobes. Bedroom 3 (currently configured as an upstairs office) is a spacious double with a built-in wardrobe and garden views while the remaining bedroom is of good proportions and also has a lovely outlook onto the rear garden.

The family bathroom is particularly spacious, featuring a large walk-in electric shower with glass shower screens, a WC, separate bath, full tiling, and an attractive chrome heated towel rail, all complemented by a window overlooking the garden. A bright landing with a large window and additional storage cupboard further enhances the sense of space, while a partially boarded loft provides useful additional storage.

Externally, the wrap-around gardens are a true highlight. Extending across three sides, the grounds offer a perfect blend of lawn, patio, and relaxation areas. A pergola-covered terrace provides an ideal setting for outdoor dining, with steps leading down to a well kept lawn bordered by mature planting, including a beautiful mature willow tree at the garden's edge. A wooden summer house, additional storage shed, and integral garden store ensure practicality, while outdoor double electric sockets and a tap add convenience. Access to the garden is available from both sides of the property, enhancing its functionality. The garage, fitted with a manual up-and-over door and window, offers excellent potential for conversion, ideal for a home gym, office, or additional living space, while also providing room for utility appliances and access to covered bin storage via a side door.

Perfectly positioned, the property lies within close proximity to highly regarded schools including Laurus Cheadle Hulme, Cheadle Hulme Primary, Kingsway School, and Ladybarn House. Leisure facilities such as Bruntwood Park, Life Leisure Cheadle, and the Village Hotel are all within walking distance, while local amenities such as Sainsbury's and John Lewis ensure everyday convenience and Handforth Dean shopping centre (Marks & Spencer, Tesco, Boots, Next etc) is just a few minutes drive away.

Excellent transport links, including Gatley train station (just one mile away), Cheadle Hulme train station (1.6m), and Stockport main line train station with express trains to London is just 3.6 miles away. The motorway network and Manchester Airport are also very easily accessible.







## Key Features:

- Recently refitted kitchen with quartz worktops, high-spec integrated appliances, and breakfast bar with wine fridge
- Dual-aspect living room and dining area with sliding doors opening onto the garden
- Wraparound gardens with pergola-covered patio, willow tree, summer house, and multiple storage options
- Spacious principal bedroom with ensuite featuring twin sinks, bath, and walk-in shower
- Driveway and carport providing parking for up to four vehicles, with EV charger
- Corner plot location with access on both sides and proximity to highly regarded schools
- Modern comforts including new carpets, double glazing, Worcester Bosch boiler and full roof replacement (2021)

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1927 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Living room  
6.81m x 4.42m

Dining room  
4.26m x 3.46m

Study  
3.46m x 2.13m

Kitchen  
5.13m x 3.73m

Wc  
1.77m x 0.94m

Garage  
4.58m x 3.75m

Bedroom 1  
6.11m x 4.34m

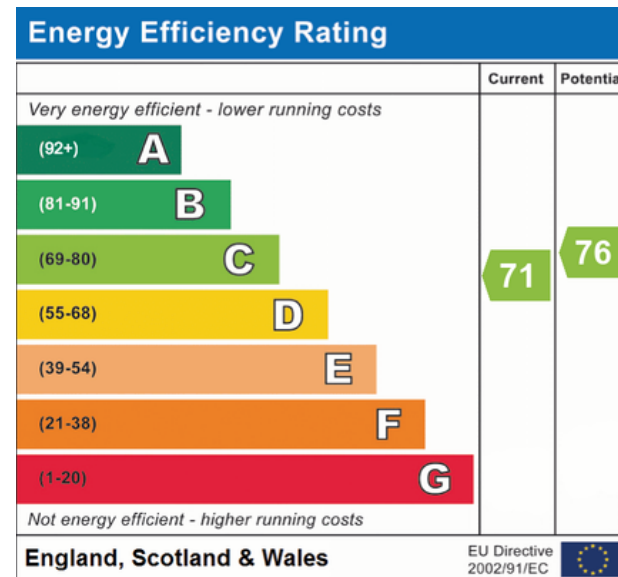
En-suite  
3.69m x 2.08m

Bedroom 2  
3.30m x 3.13m

Bedroom 3  
4.03m x 3.69m

Bedroom 4  
2.61m x 2.56m

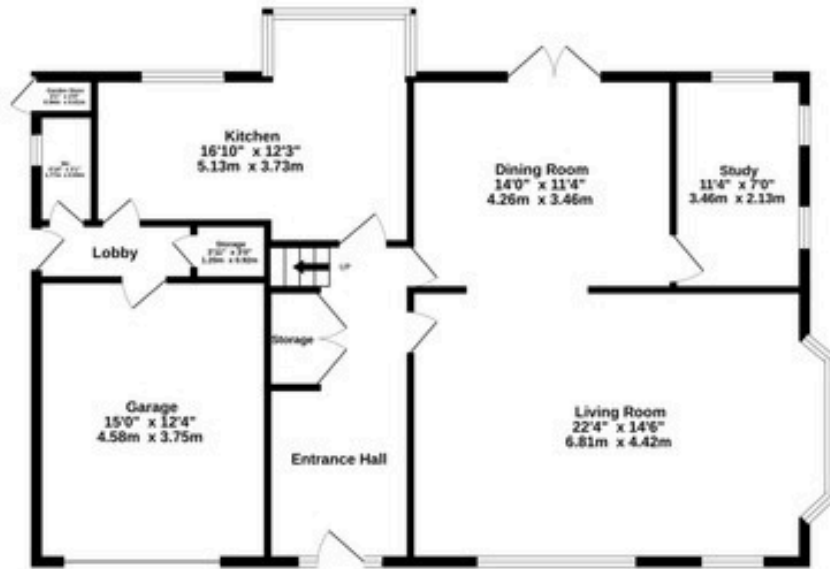
Bathroom  
2.61m x 2.34m



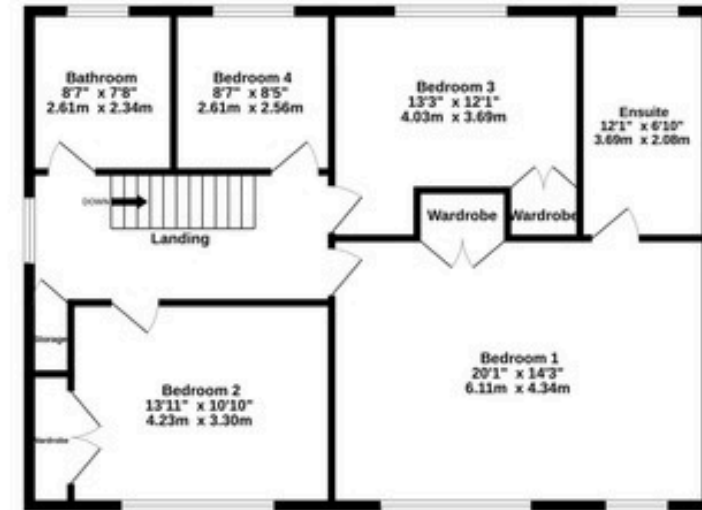


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Ground Floor  
1093 sq.ft. (101.6 sq.m.) approx.



1st Floor  
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 2046 sq.ft. (190.1 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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