



Part Exchange
Considered

Swann Lane
Cheadle Hulme, Cheadle, SK8 7HU

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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For the first time in decades, this distinguished 1930s family home, extended in the 1970s and lovingly held by only two owners in its lifetime, comes to market. Cherished by the same family for over sixty years, it stands proudly on one of the area's most prestigious roads, within walking distance of local shops and conveniently close to the train station. Set within the catchment for Lane End Primary School and the highly regarded Cheadle Hulme High School, it offers heritage, convenience and exceptional family living in perfect harmony.

A manual gated entrance opens to a beautifully tended front garden, framed by mature conifer, camellia, three hollies and forsythia, with a neat lawned area softening the approach. The block-paved driveway provides parking for two to three cars and leads to the single garage, currently used as a practical workshop and storage space. The porch, introduces the home's original artistry through double-glazed bar-round stained glass windows to the front door and a matching leaded window to the kitchen side.

Inside, the carpeted hallway is warmed by original stained glass and double-glazed leaded windows, setting a tone of timeless charm. To the right, the dining room offers an elegant setting for gatherings, complete with a gas fire and a gorgeous bay window featuring partial stained glass. The adjoining living room mirrors this comfort with its own gas fire and soft carpeting, and from here, steps lead down into a striking stone-based conservatory with glass windows surrounding and overhead. With French doors opening to the garden and vents for airflow, this space is cool in summer and warm in winter, a serene retreat overlooking the grounds. The brand-new boiler is housed here, ensuring efficient and reliable performance. Together, these rooms create numerous welcoming spaces ideal for both everyday living and entertaining. Understairs storage and underfloor access beneath the staircase add further practicality.

The kitchen blends classic style with modern functionality, featuring a mix of Quartz and laminate worktops, a Stoves gas oven unit, slimline dishwasher, deep cupboards and plumbing for a fridge. The Miele washer and dryer will remain, offering premium convenience. From here, a step down leads to the downstairs WC, a door to the rear garden and internal access to the garage—an ideal layout for busy family life.





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Upstairs, all bedrooms have been newly carpeted. To the left of the landing sits a double bedroom with a peaceful rear aspect. The family bathroom offers both a bath and separate shower alongside a WC. To the right is another restful bedroom overlooking the garden, while the master bedroom enjoys a generous bay window with a front aspect. A further front room provides an excellent office or additional double bedroom, ensuring ample flexibility for modern living. Above, the loft room offers insulated, partially boarded storage accessed via ladder- an invaluable bonus.

The rear garden is a true delight, landscaped, mature and deeply loved for generations. Private to the right and front, it unfolds as a botanical haven with an extraordinary array of established planting. A flagged patio leads to a lawned garden with a central pathway, surrounded by eucalyptus, Elaeagnus hedges, hawthorn, palm, bamboo, a wedding tree, cherry tree, cooking apple tree, magnolia, pyracantha, rose bushes, Choisya's, honey suckles and two magnificent mature fir trees. Bedding plants bring seasonal colour, while a herb bed sits at the bottom beside the greenhouse, which currently has no electric but offers clear potential. There is a shed for storage and the bins are tucked away securely out of sight at the side of the house. Additional details include double-glazed leaded windows throughout, manual garage doors, a secure porch and front door key-code system. This is a home of rare pedigree - rich in heritage, beautifully maintained and offering one of the most enchanting gardens in the area. With only two owners since its creation, positioned on a prestigious road and surrounded by excellent amenities and schooling, it invites its next custodian to continue its story.

Disclaimer: Two of the images used in this advert have been digitally furnished / computer-generated (CGI) and are for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.

The Current Owners Love:

- The location, offering unbeatable convenience with everything they need just moments away, while still feeling peaceful and tucked away.
- The garden, a beautifully established outdoor haven that has become their favourite place to relax, entertain, and enjoy the changing seasons.
- The memories, with the home holding years of cherished moments, family milestones, and a deep sense of warmth that has grown with them over time.





Key Features:

- Cherished 1930s handsome family home, a large plot, extended in the 1970s and owned by only two families in over sixty years
- Prestigious and most desirable road location within walking distance of shops and close to the train station
- Striking stone-based conservatory with glass ceiling, French doors and a brand-new boiler
- Driveway for 2-3 cars, manual gated entrance, single garage/workshop and secure key-code porch entry
- Beautifully landscaped and mature rear garden, featuring an exceptional variety of established trees, hedges and planting
- Walking distance to Cheadle Hulme Village and the train station
- Future potential to extend into the loft
- Part Exchange Considered

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2,133 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Dining Room
4.15m x 4.14m

Living Room
4.46m x 3.61m

Kitchen
5.05m x 2.50m

Conservatory
3.61m x 2.35m

W/C
1.62m x 1.12m

Garage
9.01m x 2.98m

1st Floor

Bedroom 1
4.88m x 3.50m

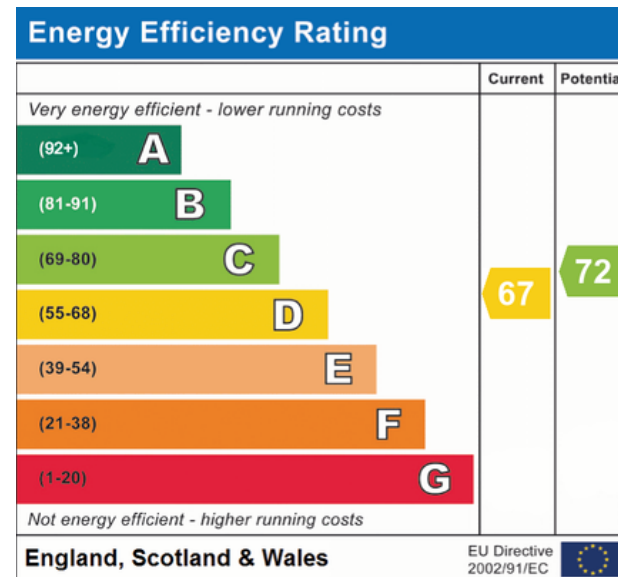
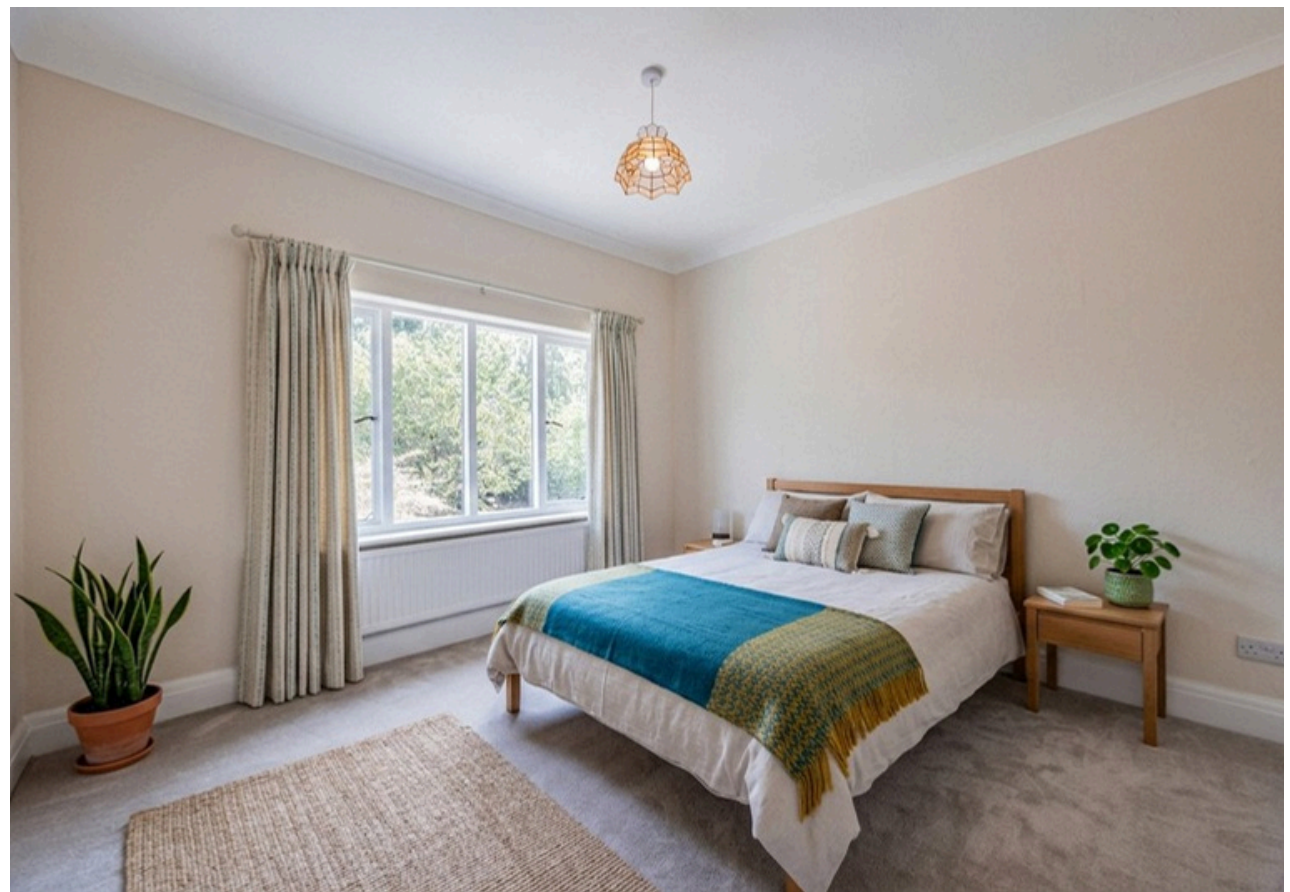
Bedroom 2
3.51m x 3.43m

Bedroom 3
2.95m x 2.65m

Bedroom 4
2.97m x 2.83m

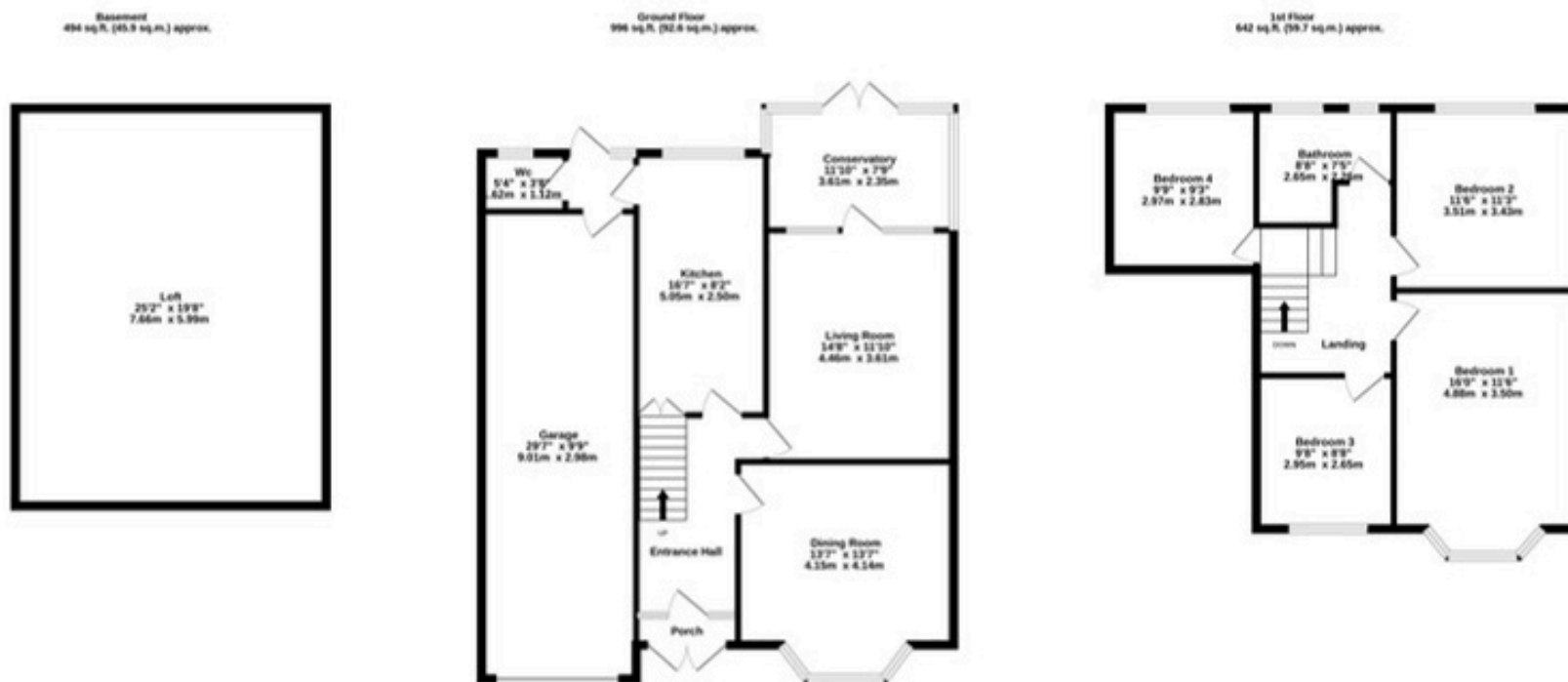
Bathroom
2.65m x 2.26m

Loft
494 sq ft





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



TOTAL FLOOR AREA : 2133 sq.ft. (198.1 sq.m.) approx.

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