

Part Exchange
Considered



SHRIGLEY ROSE & CO
Bespoke Estate Agents





Arrive in style behind manual gates, where a paved driveway inclusive of EV Charger provides parking for five to six vehicles and sets an immediate tone of quiet exclusivity. To the left, a private grassed frontage framed by established trees and bushes creates a soft green buffer from the world outside, while a beautiful magnolia tree adds seasonal colour and charm. A covered porch leads to a striking large composite front door, with thoughtful modern conveniences including a side gate and EV charging point, bringing together kerb appeal, security and everyday practicality in one well-presented setting.

Step inside this 1960's grand home and the quality continues underfoot with sleek porcelain tiles to the hallway, complemented by the home's original banister, a characterful detail that anchors the space. Useful understairs storage provides a handy spot for shoes and coats, while straight ahead you'll find the modern, well-appointed W/C. To the right the dining space immediately impresses with triple-aspect windows, flooding the room with daylight and creating a bright, uplifting atmosphere. This space flows seamlessly through to the heart of the home, an expertly reimagined open-plan kitchen created by the current owners, who have thoughtfully knocked through from dining to kitchen, extended to the rear, and reconfigured by moving the position of the downstairs WC to optimise the layout. The result is a home that feels wonderfully connected yet still zoned for real family living, with a natural flow between spaces. Throughout the property (with the exception of the bathroom) you'll also find plantation shutters, adding a tailored, high-end finish and a cohesive sense of calm.



The kitchen is a true statement, crafted for those who love to cook and entertain in equal measure. A striking granite waterfall island takes centre stage, surrounded by Silestone work surfaces, deep soft-close cabinetry, and exceptional storage solutions including a pull-out larder and carousel system. Premium appliances include an AEG 5-ring induction hob with extractor, two AEG ovens, two AEG warming drawers, a Bosch microwave, and a 50/50 fridge freezer, all chosen to support modern family life with ease. Details elevate the experience further: a '11oden' hot tap, a classic butler's sink, brass fittings throughout, and even an additional small sink, perfect when hosting or preparing multiple dishes at once.

Just beyond, the large utility room (once part of the original garage) offers an impressive amount of storage and surface space, a sink, plumbing for washers and dryers, and a layout that works hard for busy households. The garage has been intelligently reimagined to deliver the best of all worlds: part BBQ hut under a pergola for relaxed entertaining, part utility, and the remaining space retained as a garage with electric doors.



The lounge is equally inviting and has been enhanced to create a longer, more open feel by knocking through a wall, perfect for modern living. Plush carpeting adds warmth underfoot, while the front aspect log burner/stove creates a cosy focal point for winter nights. At the rear, a dedicated music area provides the perfect spot for a snug, home office, or reading corner, with patio doors opening out to the garden, ensuring a seamless connection between indoor comfort and outdoor living. A neatly positioned WC sits off the hallway between the lounge and kitchen, convenient for family life and entertaining alike.



Upstairs, the home continues to deliver on space and flexibility with four double bedrooms, each offering comfortable proportions. The front guest room is super modern and stylish, ideal for visitors or a chic teen suite. The master suite is a calm retreat with fitted wardrobes and a fitted drawer set, while the ensuite brings a boutique-hotel feel with floor-to-ceiling porcelain tiles, a luxurious rain head shower with body shower, and the indulgence of electric underfloor heating. The family bathroom is equally impressive, tiled floor-to-ceiling, with both a fitted bath and separate shower, finished in a timeless, contemporary style. Practicalities are well considered too, with an airing cupboard nearby and an additional separate WC on this floor, positioned between two bedrooms, perfect for busy mornings. One rear double room enjoys a lovely outlook and includes a sink, offering excellent versatility for extended family, guests, or older children. Another front double is currently arranged as part bedroom, part study, an adaptable space that suits modern working life beautifully.

There is also future potential: the loft is partially boarded and partially insulated (with no ladder currently) and offers scope to create up to two additional bedrooms, subject to planning permission, ideal for those wishing to grow into the home over time.

Outside, the mature rear garden is a standout feature, private, non-overlooked, and designed by nature itself. A large lawn is bordered by established bushes and trees, including a bay tree, plum tree, rosemary (one at the front and one at the back), and a conifer at the rear, creating a peaceful green sanctuary. There's also a shed for practical storage. A generous patio and pergola form the perfect entertaining terrace, complete with outside tap and electric, ideal for hosting friends, summer BBQs, and relaxed family evenings. Best of all, the garden is sun-filled, with the evening sun setting onto the patio, making it a true golden-hour haven.





Key Features:

- Gated frontage with paved driveway parking for 5–6 cars
- EV charger and side gate access
- Extended and reconfigured layout with flowing open-plan kitchen/dining
- Triple-aspect dining room and kitchen providing excellent natural light
- High-end kitchen with granite waterfall island, Silestone surfaces and premium AEG/Bosch appliances
- Four double bedrooms including a luxurious master suite with boutique-style ensuite (UFH)
- Mature, rear garden with patio and pergola (power + tap) ideal for entertaining

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2095 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Entrance Hall

Lounge

8.66m x 3.58m

W/C

Kitchen/ Diner

10.67m x 5.22m

Utility Room

5.59m x 2.97m

Integral Garage

3.76m x 2.97m

Pergola

3.84m x 3.22m

Landing

Bedroom 1

5.97m x 3.93m

Ensuite

1.98m x 1.81m

Bedroom 2

3.59m x 3.29m

Bedroom 3

3.46m x 3.01m

W/C

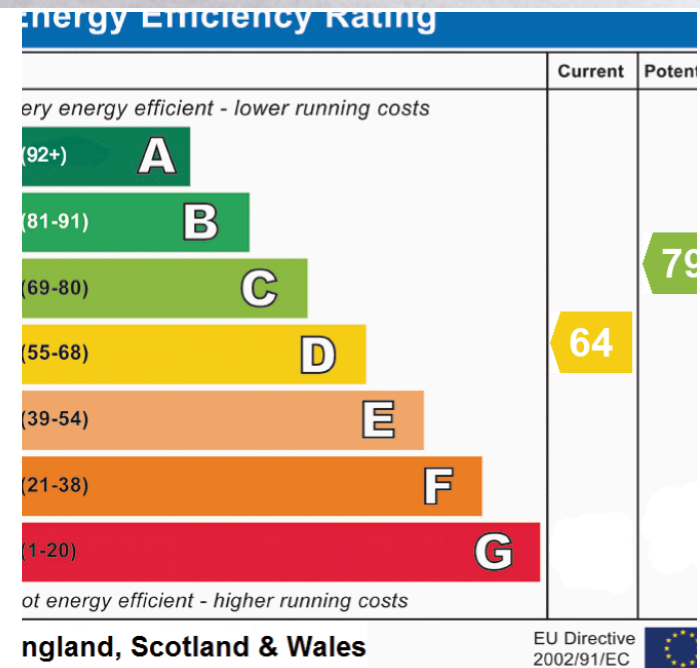
1.68m x 0.65m

Bedroom 4

3.11m x 3.01m

Bathroom

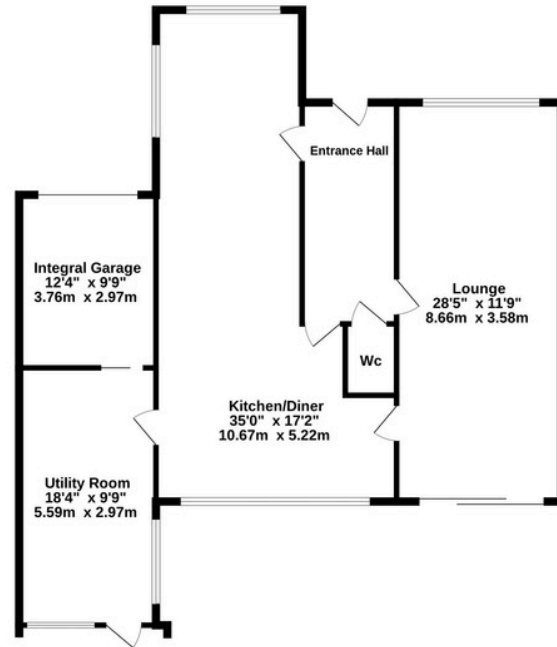
2.51m x 1.91m



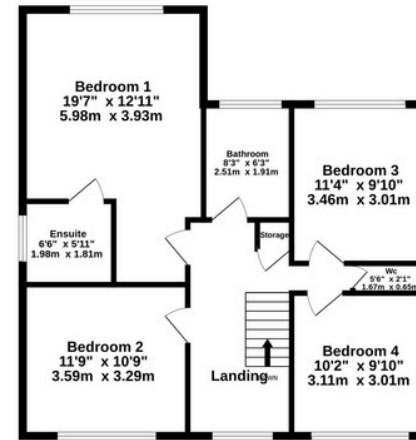


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Ground Floor
1322 sq.ft. (122.8 sq.m.) approx.



1st Floor
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2095 sq.ft. (194.6 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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