

ANY  
PART EXCHANGE  
WELCOME



23 Brookhead Drive  
Cheadle SK8 2JA

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



# 23 Brookhead Drive, Cheadle SK8 2JA

Beautiful 4-Bedroom Detached Home in a Fantastic Cheadle Location.

This lovely detached home sits in a quiet and family-friendly part of Cheadle, offering easy access to shops, schools, parks, and transport links. Within walking distance of Cheadle and Cheadle Hulme Villages, you'll find a great mix of cosy cafés, restaurants, and independent shops to enjoy.

Families will love the nearby highly-rated schools, including Meadowbank Primary, Lady Barn House, The Kingsway School, and Cheadle Hulme School. For commuters, the M60 motorway and train links provide quick and easy connections to Manchester and beyond. There are also plenty of green spaces and parks nearby, perfect for walks and outdoor fun.

Built in 1937, this rare detached property on a corner plot offers four bedrooms and two bathrooms, making it ideal for a growing family.

As you arrive, a good-sized driveway, leads to the front door. Inside, the a layout that is bright and welcoming.

The generous sized lounge to the right of the hallway, has a large front bay window and a gas fireplace provides a cosy setting. The perfect place to relax in front of a movie. The dining room is spacious and filled with natural light from sliding doors, which open onto the garden. This flows into the modern wooden kitchen, fully equipped with everything you need and offering lovely views of the side and rear garden. A brand-new utility room provides extra storage, stylish mosaic tiled flooring, and a hidden modern WC.

Upstairs, the newly carpeted staircase leads to four comfortable bedrooms and a family bathroom. The master bedroom has its own en-suite with a modern walk-in shower. Three more bedrooms enjoy rear aspect views, making them bright and inviting. The family bathroom includes a bathtub, perfect for a relaxing soak.

Outside, the large, sunny rear garden is ideal for both family life and entertaining. It features a spacious lawn, great for kids to play on, a slate tiled patio- perfect for BBQs and sunny afternoons, and a separate artificial grass area, so children can play all year round.

With mature hedges for privacy, this secure and peaceful outdoor space is perfect for making memories.

This is a rare opportunity to own a detached home in this sought-after location!





### The Current Owners Love:

- We love how sunny & large our west facing garden is
- We love how close it is to our children's primary school
- We love how family have a separate spare room when they come to stay



### We Have Noticed:

- Rare Detached Home in this Vicinity
- Generous Plot
- Fabulous Value for Money

HOME



### Key Features:

- Any part-exchange welcome
- A rare four bedroom detached family home
- Generous sized corner plot
- Gorgeous dining area, Utility and downstairs W/C
- Walking distance to Cheadle and Cheadle Hulme Village & Train Station
- Large, sun filled rear garden
- Insulated shed at the side of the home, used as a home office
- Recently refurbished inside
- Good value for money

**Tenure:** Leasehold

**Council Tax Band:** D

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1390

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

# Property Summary:

## Ground Floor

**Entrance Hall** 10'4" x 7'5" (3.15m x 2.26m)

**Living Room** 20'10" x 10'5" (6.35m x 3.18m)

**W/C** 5'10" x 3'5" (1.78m x 1.04m)

**Dining Room** 18'7" x 11'5" (5.66m x 3.48m)

**Kitchen** 18'7" x 11'0" (5.66m x 3.35m)

**Utility Room** 12'0" x 7'5" (3.66m x 2.26m)

**Shed/Outbuilding** 12'0" x 6'1" (3.66m x 1.85m)

## 1st Floor

**Bedroom 1** 11'5" x 10'3" (3.48m x 3.12m)

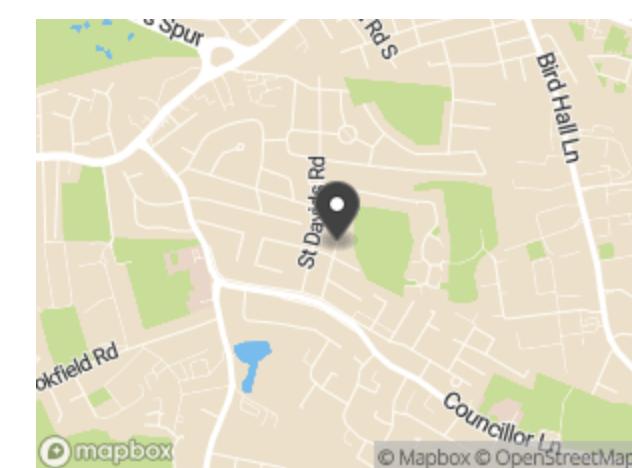
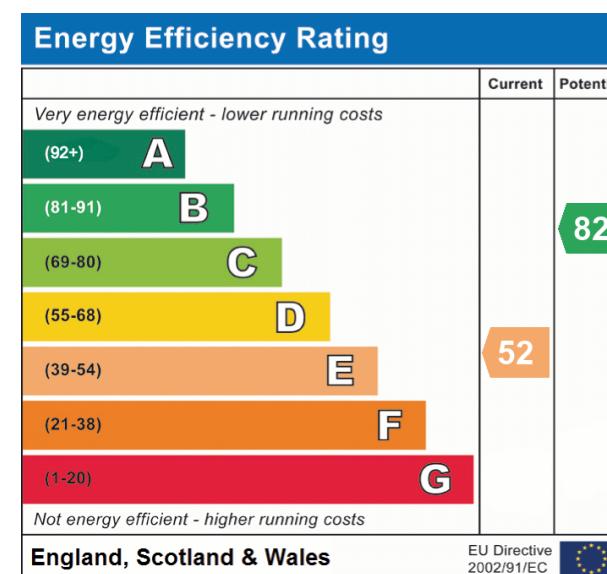
**Ensuite** 8'8" x 5'5" (2.64m x 1.65m)

**Bedroom 2** 11'4" x 10'2" (3.45m x 3.1m)

**Bedroom 3** 11'4" x 7'2" (3.45m x 2.18m)

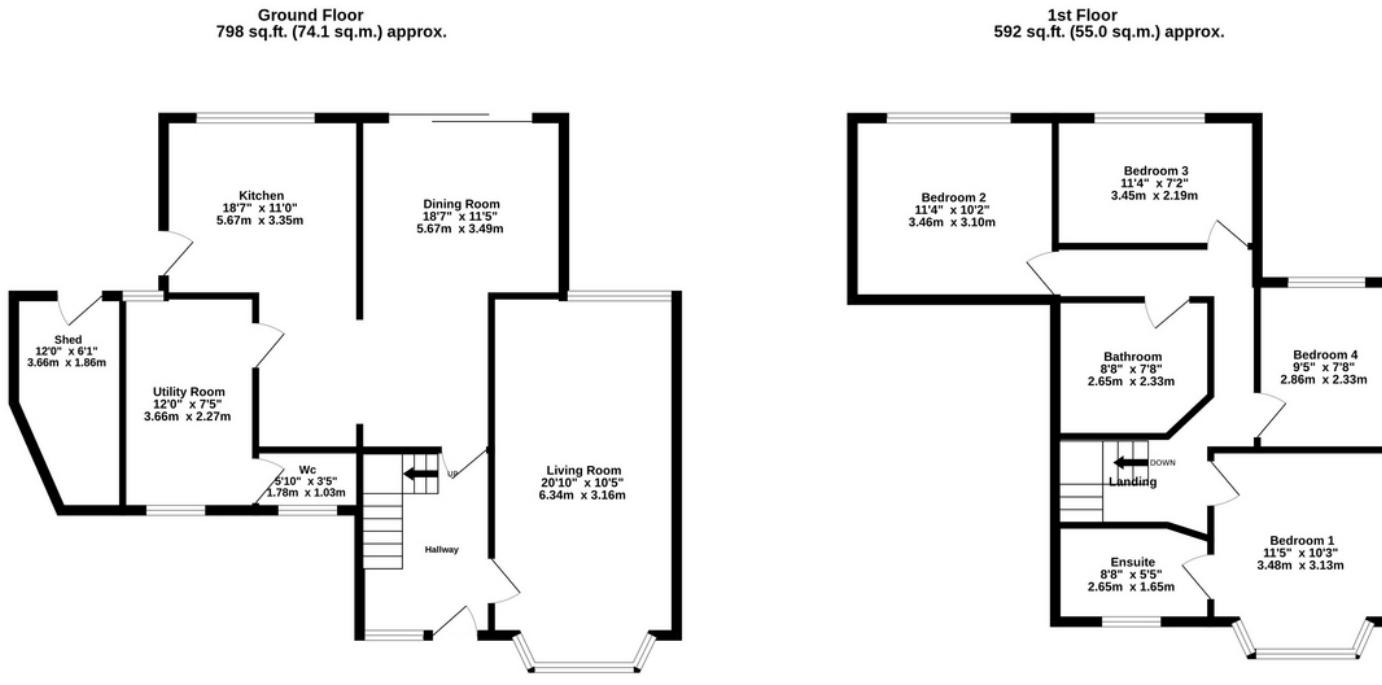
**Bedroom 4** 9'5" x 7'8" (2.87m x 2.34m)

**Bathroom** 8'8" x 7'8" (2.64m x 2.34m)





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



**TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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 marketing 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 operating or efficiency can be given.  
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4 Ravenoak Road, Cheadle Hulme, SK8 7DL  
Tel: 0161 425 7878  
Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)  
[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

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