

ANY  
PART EXCHANGE  
WELCOME



Westfield Road  
Cheadle Hulme, SK8 6EH

**SHRIGLEY ROSE & CO**  
Bespoke Estate Agents



## Westfield Road, Cheadle Hulme, SK8 6EH

Situated in a highly sought-after location, this stylish 1929 home oozes charm and space. Four bedrooms, three receptions, and a sun-soaked garden make it a standout. Immaculate, light-filled, and ready to impress.

This charming home exudes elegance and character. Stepping through the front door, the hallway welcomes you with exquisite wall panelling and luxurious Amtico hardwood flooring, cloakroom and downstairs WC. Boasting four bedrooms, two bathrooms, and three reception rooms, this residence offers lots of space for comfortable living.

Meanwhile, the dining room offers dual aspect windows with a bay providing lots of light and a gas fire with surround. This room is perfect for those traditional occasions.

The living room again offers dual aspect windows with a bay, and French doors onto a large Indian stone patio and well-maintained garden. It has an electric fire with surround. The living kitchen impresses with its shaker style island, high-quality integrated appliances including Indesit washing machine, Siemens induction hob, Bosch double oven and dishwasher, as well as ample storage space. Velux windows and French doors onto the patio and garden, create an abundance of light throughout.

Heading upstairs via the wide staircase, the main bedroom features fitted wardrobes for convenient storage, while bedroom two also includes elegant built-in wardrobes.

There are two further bedrooms one of which is to the right of the staircase and can be the perfect guest suite, complete with an elegantly tiled ensuite, plus its own landing. This space offers comfort and privacy for visitors. The family bathroom is tiled floor to ceiling, equipped with underfloor electric heating, a separate Matki rain head shower and a freestanding bath, providing a luxurious space.

Outside, this home delights with its meticulously maintained, beautiful garden, offering a private oasis, perfect for relaxation and entertainment. Southwest facing, it captures the best of the afternoon sun, providing a peaceful and sunlit retreat. The outdoor space is secure and secluded, shielded by laurel and beech hedging for added privacy. The garden contains an array of trees and plants, including apple trees, a cherry blossom tree, Japanese acer, Pieris bushes, and peonies, alongside a charming gazebo creating a picturesque outdoor haven. There is also a substantial garden shed.



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The double driveway accommodates parking for two cars, complete with security bollards and an EV charger for modern convenience.

Ideally located close to both Cheadle Hulme and Bramhall villages, it has excellent access to Cheadle Hulme train station and major motorway links. It falls within the catchment for highly regarded schools including Bradshaw Hall Primary and Cheadle Hulme High School. It is also within walking distance of private preparatory and secondary schools.

In summary, this immaculately maintained, and thoughtfully designed property combines timeless elegance with modern comforts, offering a truly inviting place to call home. With its enchanting garden retreat and well-appointed interior, this residence presents a rare opportunity for a discerning homeowner seeking both luxury and sophistication.

### The Current Owners Love:

- The lovely garden which is not overlooked.
- The kitchen/family room which is spacious but not too big and we enjoy the views of the garden through the French windows onto the patio with its seating areas.
- The Location - walking distance to Waitrose, the station and health centre.

### We Have Noticed:

- The Garden - A beautifully landscaped, south-west facing haven- perfect for relaxing, entertaining, or simply enjoying nature
- The Location - This home combines tranquillity with convenience, placing you within easy reach of amenities and highly esteemed schools while feeling delightfully secluded
- The Size & Condition - This home offers both space and sophistication, ready to move straight into with no work needed







## Key Features:

- A 1929-built four bedroom, two bathroom detached home full of charm and character
- In immaculate condition
- Stylish living kitchen with shaker-style island, quality appliances (Siemens, Bosch, Indesit), and Velux windows
- Beautiful southwest facing garden with cherry blossom, apple and a Japanese acer tree, peonies, pieris bushes and gazebo/shed
- Light-filled home with multiple dual-aspect rooms and garden views throughout
- Location is close to Cheadle Hulme and Bramhall, great transport links and in catchment for Cheadle Hulme High School
- Cloakroom and downstairs WC for added convenience
- Sought-after, peaceful location in a desirable neighbourhood

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1850 sqft

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

## Property Summary:

Living Kitchen  
7.44m x 5.94m

Living Room  
4.70m x 3.78m

Dining Room  
4.40m x 4.09m

Ground Floor W/C  
1.65m x 1.21m

Hallway  
4.70m x 2.77m

Bedroom 1  
4.70m x 4.09m

Bedroom 2  
4.39m x 4.09m

Bathroom  
2.44m x 2.44m

Bedroom 3  
3.48m x 3.18m

Ensuite  
2.74m x 1.96m

Bedroom 4  
2.74m x 2.44m

Landing  
4.88m x 4.09m

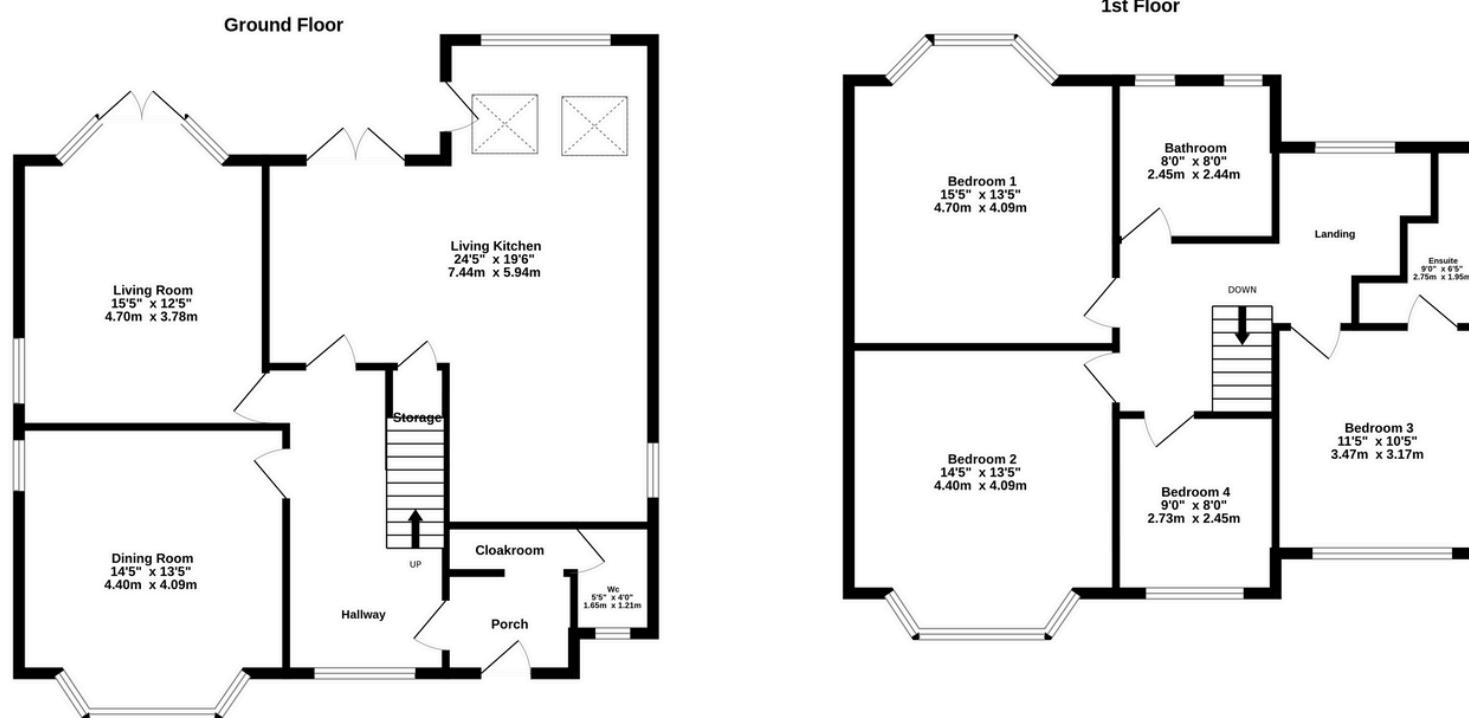


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	81
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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



**TOTAL FLOOR AREA : 1850sq.ft. (171.9 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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**MONEY LAUNDERING REGULATIONS 2017** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



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)