

Part Exchange
Considered



Chapel Walks, Cheadle Hulme, Cheadle, SK8 7LY

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Set on a peaceful private road where friendly neighbours and complete privacy define the setting, this exceptional family residence offers a harmonious blend of luxury, practicality and natural light. Sun pours across the front of the home and the first half of the garden throughout the day, creating a warm and welcoming atmosphere from the moment you arrive. The generous frontage, framed by two graceful acers and wisteria, sets a distinguished tone, complemented by parking for five to six cars.

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Inside, the home opens into a bright hallway that leads through to the main living spaces. The living room, finished in warm laminate, is anchored by a large front-facing window that draws in abundant natural light and provides a serene outlook over the sunlit garden. It is a comfortable, inviting space designed for everyday family living.

At the heart of the home lies the impressive kitchen-diner, where luxury and functionality meet. Styled with LVT flooring and centred around a striking quartz island, this space is equipped with premium Siemens appliances including a microwave oven, fan oven, warming drawer, induction hob and full-size dishwasher. Doors open directly onto the rear garden, creating a seamless connection between indoor living and outdoor enjoyment. A separate utility/WC offers plumbing for a washer and an additional sink, adding convenience to the home's thoughtful layout.





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Upstairs, the accommodation includes a luxurious principal bedroom with built-in wardrobes and garden views, alongside additional bedrooms designed for comfort and practicality - including charming children's rooms with vibrant décor, ample storage, and playful features. The property benefits from two modern bathrooms, both finished to a high standard with contemporary fixtures, heated towel rails, glass shower enclosures, and decorative tiling. The home also offers a bright and functional office space with room for extensive storage and customisable shelving, catering to those in need of a productive work-from-home environment.

Ascending the stairs, you arrive at Bedroom Five - a versatile space currently used as a home office. With laminate flooring and the ability to accommodate a single bed, it offers flexibility for work, guests or a child's room. Two further bedrooms sit to the front and side of the property, each benefiting from built-in wardrobes that maximise storage without compromising space.



The principal bedroom is a true sanctuary. Carpeted for comfort and positioned to enjoy calming views over the rear garden, it features two built-in wardrobes, offering exceptional dressing space. To the rear, a beautifully appointed guest bedroom enjoys its own ensuite, complete with a separate shower - an ideal retreat for visiting family or older children seeking privacy.

The loft is insulated, fully boarded and fitted with a ladder, providing excellent storage or potential for future development. Additional storage is found in the manual-door garage, currently used as a practical space for household items, alongside a shed and a charming Wendy house positioned at the rear of the garden.





Key Features:

- Large detached family home offering five bedrooms and two bathrooms
- Spacious driveway with parking for 5-6 cars
- Rear guest bedroom with ensuite featuring a shower
- Principal bedroom with two built-in wardrobes and rear garden views
- Versatile fifth bedroom/home office at the top of the stairs
- Quiet private road with a beautifully planted front garden with two acers and a wisteria
- Private rear garden with porcelain-tiled patio, lawn, oak tree, shed and wendy house
- Part Exchange Considered
- Premium quartz-island kitchen with Siemens appliances

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1,506 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Garage
3.51m x 2.55m

Lounge
4.80m x 3.92m

Kitchen / diner
8.42m x 3.54m

Utility Room
2.55m x 2.37m

Wc
1.29m x 0.89m

Landing

Bedroom 1
4.31m x 3.48m

Bedroom 2
3.48m x 3.29m

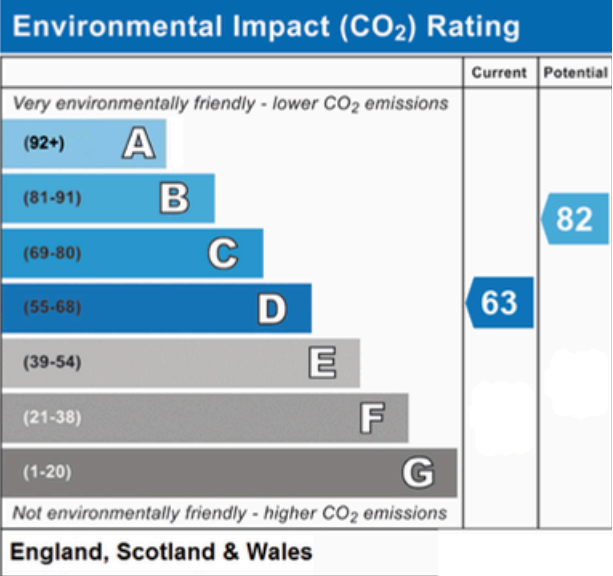
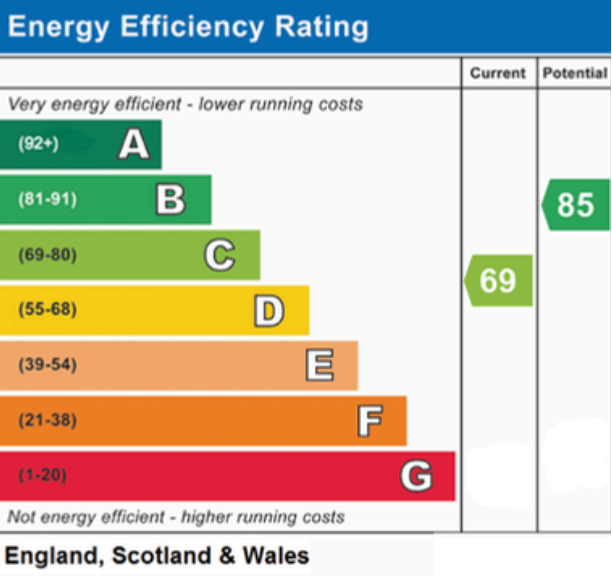
En-suite
2.47m x 0.74m

Bedroom 3
3.95m x 1.89m

Bedroom 4
3.95m x 2.13m

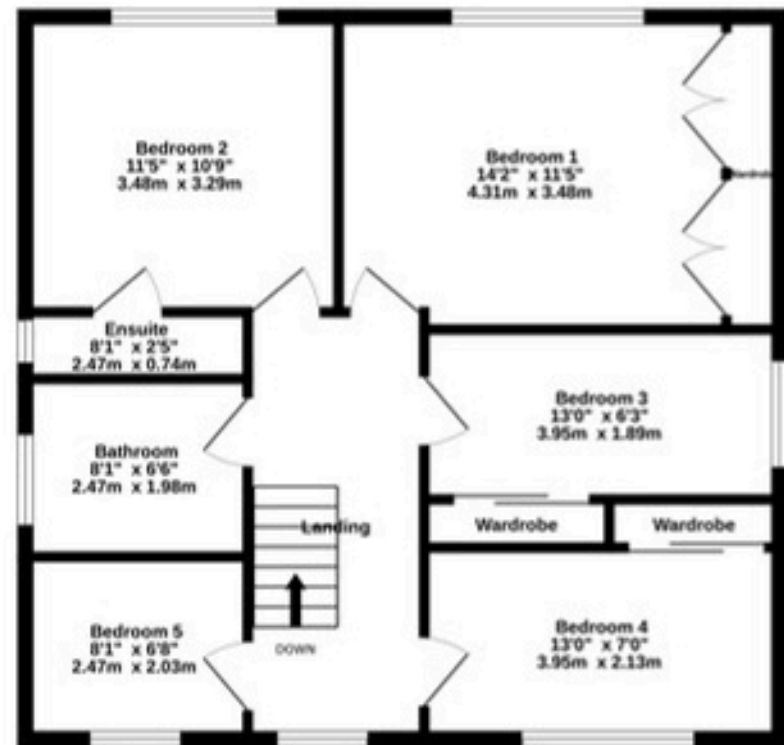
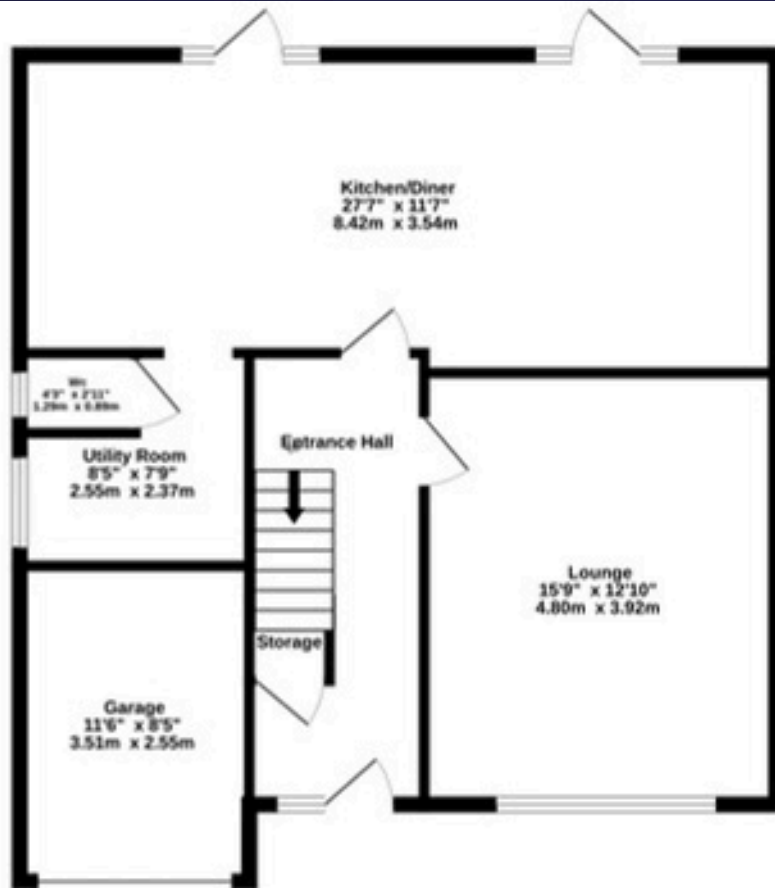
Bedroom 5
2.47m x 2.03m

Bathroom
2.47m x 1.98m





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TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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