

Part Exchange
Considered



Gleneagles Road, Heald Green, Cheadle, SK8 3EL

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Set within a well-established setting, this detached five-bedroom 1974 built home, has been lovingly cared for, for 22 years offering a blend of character, comfort, and practical family living.

To the front, a block paved driveway provides parking for up to three vehicles, alongside a lawned garden with a central tree and mature planting, including a magnolia and ivy-clad frontage. A storm porch with pillar detailing and terrazzo tiled flooring leads into the entrance hall, where wooden flooring and a staircase with a wooden banister set the tone.

The ground floor offers a well-balanced layout. Straight ahead, the open plan living dining kitchen forms the heart of the home, featuring an island with wooden worktop, storage and seating space. The kitchen is fitted with granite work surfaces, a Franke sink positioned beneath a window overlooking the east-facing garden, and a range of integrated appliances including a CDA microwave, two Siemens ovens, Siemens gas hob and extractor, plus a full-size dishwasher. There is also space for a large American-style fridge freezer. The dining area is complemented by matching cabinetry and enjoys views of the garden through two windows and French doors opening onto a brick paved patio. Wood-effect LVT flooring runs throughout, and a charming small arched window adds character.



To the left of the hallway is a dual aspect living room, featuring a bay window to the front, gas fire with Cotswold limestone mantel and surround, and French doors to the rear garden. This versatile space is currently arranged as a lounge to the front and a music room/office to the rear. Right of the entrance, the former garage has been converted into an additional reception room and is currently used as a snug, complete with spotlights and a large bay window. This room leads to a downstairs WC, space for utility appliances, and a separate boiler room and works well as a ground floor bedroom if necessary.

Upstairs, the property continues to impress with five well-proportioned bedrooms. To the rear, bedroom five benefits from fitted wardrobes, while bedroom four is a comfortable double overlooking the garden. The main bathroom features porcelain tiling, a bath, separate large shower, and two side windows providing natural light.



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To the front, bedroom three includes fitted wardrobes and a dressing table. Bedroom two is a particularly spacious room with a walk-through wardrobe area, additional storage, and potential to create an ensuite. The principal bedroom is positioned to the rear, enjoying views over the garden, fitted wardrobes, and an ensuite shower room with porcelain tiled flooring, rainfall and handheld shower, and a side window. A notable feature of this room is access to a loft space with a skylight and boarded storage, along with further eaves storage, an unusual and highly practical addition.

Externally, the rear garden is east-facing and thoughtfully arranged, with a brick paved patio and a circular seating area beside a wooden shed. The garden is well stocked with planting including camellia, pear tree, climbing roses, jasmine and honeysuckle, creating a pleasant outdoor setting. Additional benefits include side access with a secure gate, and external power points to both the front and rear, along with outside lighting including under the storm porch. Further features include understairs storage with shelving, a partly boarded and insulated loft above the landing, and a layout ideally suited to modern family living. A well-maintained and adaptable home, offering generous space and versatile accommodation throughout, the home combines practical living with a welcoming feel.



The Current Owners Love:

- Lovely wide tree-lined road to the front aspect-can enjoy the changing seasonal colours of the trees.
- Very spacious rooms.
- Perfect family home in a great location for everything from the Dr's to library to shops, church, train into town, gym-you can walk everywhere!

We Have Noticed:

- The warm and cosy, yet spacious feeling of the home.
- Occupies a pleasant position along the road, overlooking the green, offering a distinctly rural feel while remaining well connected.
- We have noticed the well-stocked garden, with planting including camellia, pear tree, climbing roses, jasmine and honeysuckle, creating an attractive outdoor setting.





Key Features:

- Impressive detached five bedroom family home with a long-standing ownership history
- Elegant block paved driveway providing parking for three vehicles
- Striking open plan living dining kitchen with premium integrated appliances and central island
- Beautiful dual aspect reception room with bay window, limestone fireplace and French doors
- Generous principal suite with fitted wardrobes and refined en-suite shower room
- Stylishly appointed family bathroom with separate bath and large walk-in shower
- Landscaped East-facing garden with patio, circular seating area and mature planting
- Versatile converted garage offering a sophisticated snug and additional utility space

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2382 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Sitting Room
4.62m x 3.59m

Living Room
6.42m x 3.88m

Kitchen/Diner
7.62m x 5.35m

Reception Room
5.30m x 4.20m

Wc/Utility
2.14m x 0.78m

Bedroom 1
5.51m x 4.62m

Ensuite
2.92m x 1.79m

Bedroom 2
4.62m x 3.90m

Dressing Room
2.86m x 2.52m

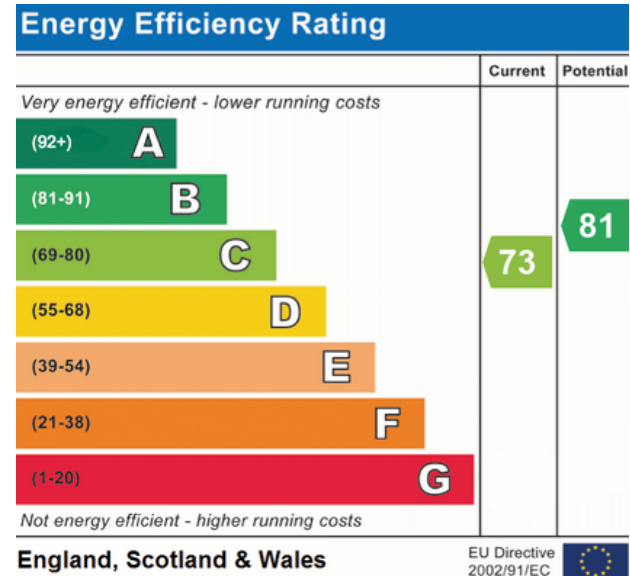
Bedroom 3
3.78m x 3.33m

Bedroom 4
3.36m x 3.33m

Bedroom 5
3.36m x 2.52m

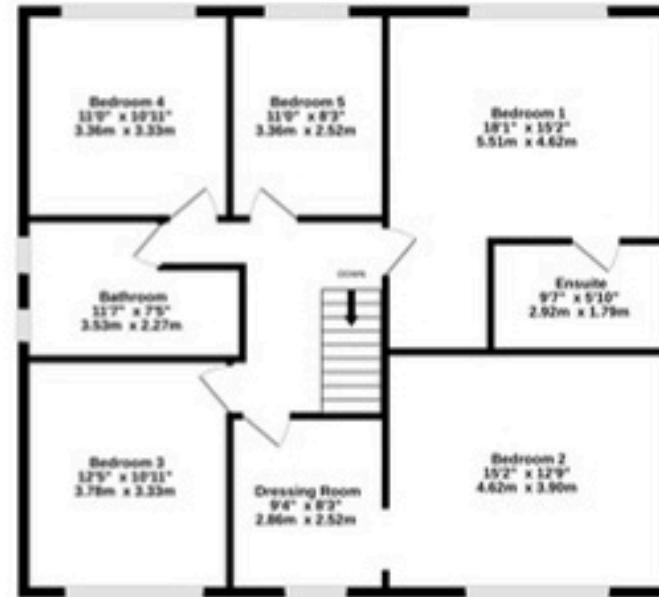
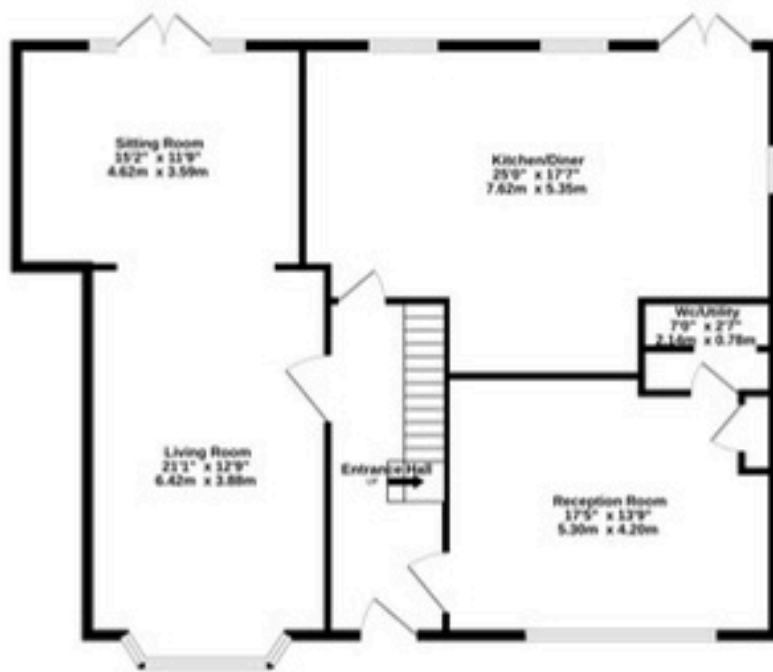
Bathroom
3.53m x 2.27m

Loft Room
4.63m x 2.54m





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



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 sq.m.) approx.

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