

Part Exchange
Considered



Ladybridge Road, Cheadle Hulme, SK8 5LL

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Perfectly positioned in the very heart of Cheadle Hulme, with the shops, cafés and train station quite literally on your doorstep and excellent local schools close by, this beautifully maintained four-bedroom home offers an exceptional blend of convenience, space and contemporary comfort. Bought new just eleven years ago, it has been lovingly cared for and thoughtfully enjoyed, creating a home that feels both modern and welcoming from the moment you arrive.

Two designated parking spaces provide ease from the outset, while the entrance porch, complete with practical coat hooks, offers a warm and organised welcome. Step into the hallway and you are immediately struck by the sense of light and space, with room for shoe storage, a downstairs WC, and additional storage neatly tucked beneath the stairs.

To the right, the breakfast kitchen is a stylish and sociable heart of the home. A beautiful bay window dressed with elegant plantation shutters floods the space with natural light, complemented by wood-look LVT flooring that adds warmth and durability underfoot. There is space for a freestanding fridge freezer, alongside a Neff gas hob and electric oven, integrated Lamona microwave, full-size Neff dishwasher, and integrated washer/dryer, all seamlessly arranged for both everyday living and entertaining. The plantation shutters continue across the front of the house, creating a cohesive and timeless aesthetic.



To the rear, the lounge is a wonderfully generous space, easily accommodating a large L-shaped sofa, making it perfect for relaxed evenings or hosting friends and family. Bifold doors open wide onto the patio, effortlessly connecting inside and out. The northwest-facing garden has been thoughtfully designed to maximise enjoyment, afternoon sun bathes the patio seating area, and on summer evenings sunlight pours through the bifold doors into the lounge, creating a golden, tranquil atmosphere. A lawn stretches to the bottom of the garden, bordered to one side and finished with established conifer hedging that ensures privacy and a sense of seclusion. A wooden storage shed provides practical garden storage, while a gate at the rear leads to a pathway running behind neighbouring gardens and round to the front, incredibly useful for bikes, garden projects and easy access, particularly valuable for a middle mews home. This side passage is with one neighbouring property offers discreet bin storage.



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The first floor continues the theme of generous proportions. The landing itself is notably spacious, ideal for additional storage. To the right, bedroom two is a large double overlooking the garden, with two modern double-glazed sash windows that open from both the top and bottom, allowing fresh air to circulate beautifully. This room benefits from a fully tiled ensuite shower room. Also on this floor, bedroom one is another substantial double, enjoying sash windows to the front and ample space for large freestanding wardrobes. Its ensuite is fully tiled and features under-sink storage and a shower over the bath, combining practicality with style.

On the second floor, a skylit landing fitted with blackout blinds creates a bright yet adaptable space. Bedroom four, positioned to the right, is a double room with two large skylights that draw in streams of natural light. Straight ahead, the family bathroom is finished with a tiled floor and tiled surround to the bath, complete with shower over and under-sink storage. To the left, bedroom three, currently used as a home office, is another impressive double with characterful eaves and extensive floor-to-ceiling fitted storage along one wall, complete with illuminated shelving. Two skylights, both fitted with blackout blinds, frame views of the sky and drifting clouds, giving the top floor an incredibly light, airy and uplifting feel.

With four incredibly spacious bedrooms, two luxurious ensuites, excellent storage throughout and a private sun-filled garden, this is a home that perfectly balances lifestyle and location, a rare opportunity to enjoy modern living in one of Cheadle Hulme's most convenient and sought-after central settings.

The Current Owners Love:

- Enjoying the afternoon and evening sunshine on the patio and in the living room
- The individuality and spaciousness of the bedrooms
- The close proximity to the railway station, schools, shops and restaurants







Key Features:

- Prime central Cheadle Hulme location with shops, station and excellent schools on the doorstep
- Four incredibly spacious bedrooms arranged over three floors
- Two modern, fully tiled ensuite shower rooms plus a stylish family bathroom
- Bay-fronted kitchen diner with plantation shutters and integrated Neff appliances
- Bright lounge with bifold doors opening onto the patio and garden
- Private northwest-facing garden with afternoon sun and rear access pathway
- Two designated parking spaces with additional practical storage throughout

Tenure: Leasehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1393 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Breakfast Kitchen
2.67m x 5.94m

Living Room
4.11m x 4.11m

Wc
0.84m x 1.68m

Bedroom 1
3.99m x 4.90m

En Suite Bathroom
1.85m x 2.74m

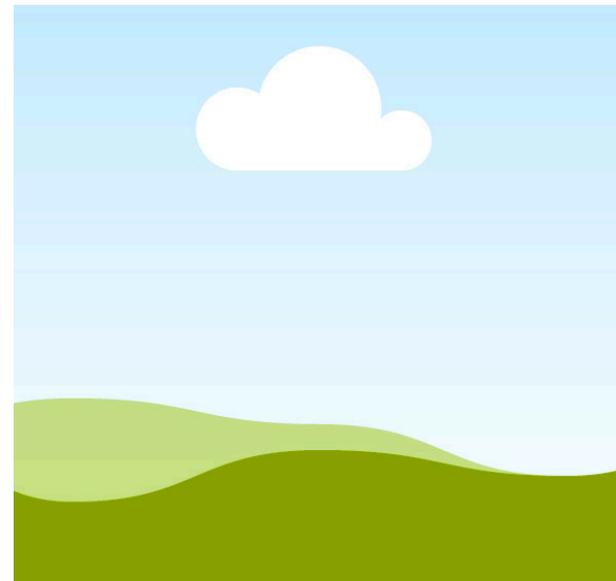
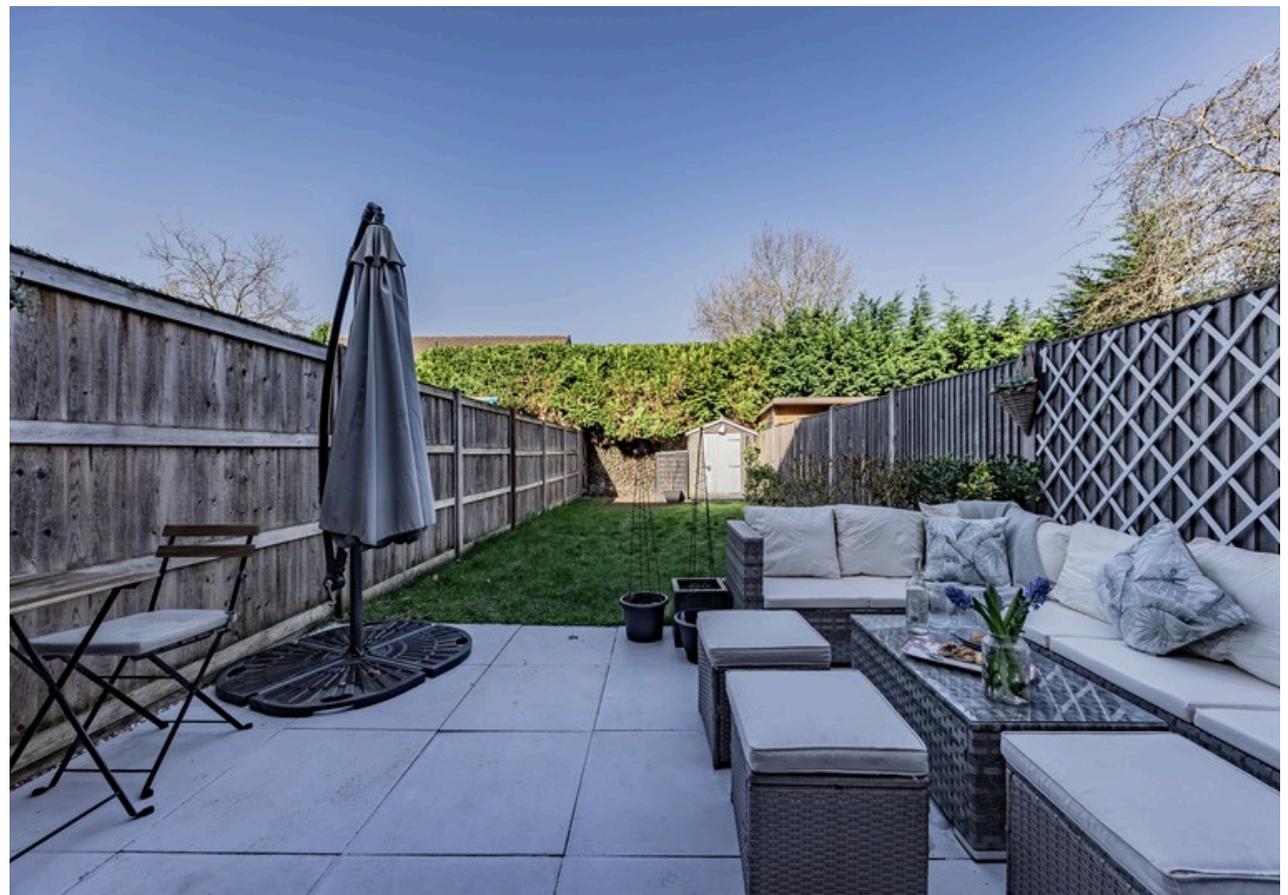
Bedroom 2
3.02m x 4.24m

Ensuite

Bedroom 3
3.94m x 4.04m

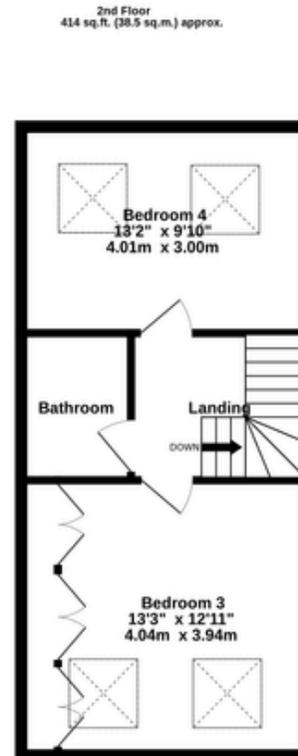
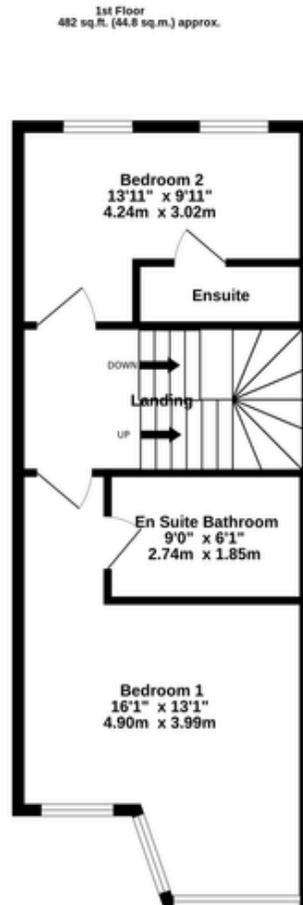
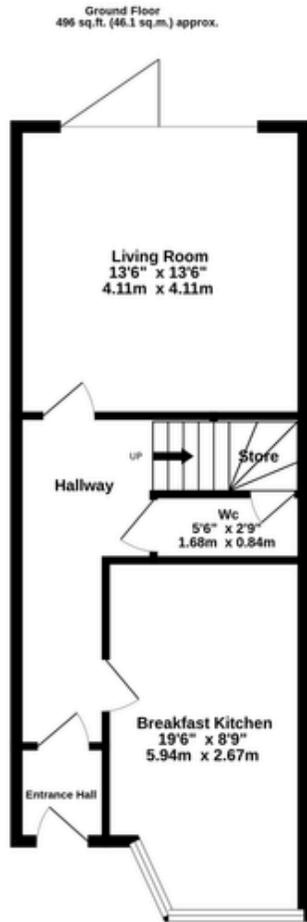
Bedroom 4
3.00m x 4.01m

Bathroom





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



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

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