

Part Exchange
Considered



Westfield Road, Cheadle Hulme, SK8 6EH

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Approached via an impressive in-and-out driveway with parking for three cars, this striking property immediately sets the tone for the generous accommodation within. The entrance hallway, laid with stylish laminate Karndean flooring, creates a warm welcome and flows naturally into the various living spaces.

To the right, a charming snug provides a peaceful retreat - currently utilised as a second office, it offers superb flexibility for modern living. To the left of the hallway lies the main living room - a beautifully curated, modern and effortlessly stylish space designed with both comfort and sophistication in mind. A striking bay window, highlights the clean lines and contemporary décor. The sleek gas fire is set within a bespoke partition wall, creating a chic architectural focal point while subtly dividing the living area from the adjoining sitting nook. This thoughtful layout forms two harmonious zones: one for relaxed everyday living, and the other a calm, intimate corner perfect for unwinding with a book or enjoying quiet conversation. The overall aesthetic is tasteful, trendy and refined, offering a space that feels both inviting and impressively on-trend.

A walk-in Jack and Jill shower room connects through to the games room, a fantastic entertaining space with doors opening directly onto the rear garden. From here, a short staircase leads to an upper-level study, bathed in natural light from three skylights and enhanced by air conditioning. This versatile area could easily be configured as a guest suite. A full-width balcony stretches across the rear of the first floor, offering elevated views over the garden and a serene spot to work or unwind.

Returning to the ground floor, the heart of the home is undoubtedly the open-plan living kitchen, designed for both everyday family life and stylish hosting. With ample space for a dining area, this sociable room is framed by bi-fold doors that open fully to the garden, creating a seamless indoor-outdoor flow. The kitchen itself is finished with hammered granite worktops, abundant storage, two sinks, a dishwasher, and a generous pantry cupboard. Completing this level are a utility room and a convenient WC.





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The main staircase leads to five double bedrooms, a family bathroom, and an additional room that could serve perfectly as a home office. The principal bedroom is a true showstopper - featuring fitted wardrobes, drawers, a dedicated dressing table area, and a substantial dressing room. Its luxurious ensuite boasts a freestanding claw-foot bath and opens onto a private balcony overlooking the garden, an idyllic setting for evening relaxation with a gin and tonic.

The family bathroom is equally impressive, offering a bath with an overhead rain-head shower and a delightful bay window that fills the space with natural light. Two of the bedrooms enjoy front-aspect bay windows, with one benefitting from built-in wardrobes, while the remaining two bedrooms overlook the rear garden.

Outside, the sun-filled garden is a beautifully mature and private haven. A generous patio - partially sheltered beneath a pergola, provides superb space for outdoor dining. Stepping down onto the lush lawn, you are greeted by established trees and shrubs that frame the garden with greenery and tranquillity. The loft is insulated, boarded, and fitted with a ladder, offering excellent additional storage.

Westfield is a highly sought-after location, within easy walking distance of Cheadle Hulme train station, the precinct, and a wealth of local amenities. Excellent transport links, including the bypass and motorway network, are close at hand. The property also sits within the catchment for Bradshaw Hall Primary School and Cheadle Hulme High School, making it an exceptional choice for families.

A rare opportunity to acquire a substantial, versatile and beautifully presented home in one of Cheadle Hulme's most desirable pockets - a residence that truly offers luxury living both inside and out.

The Current Owners Love:

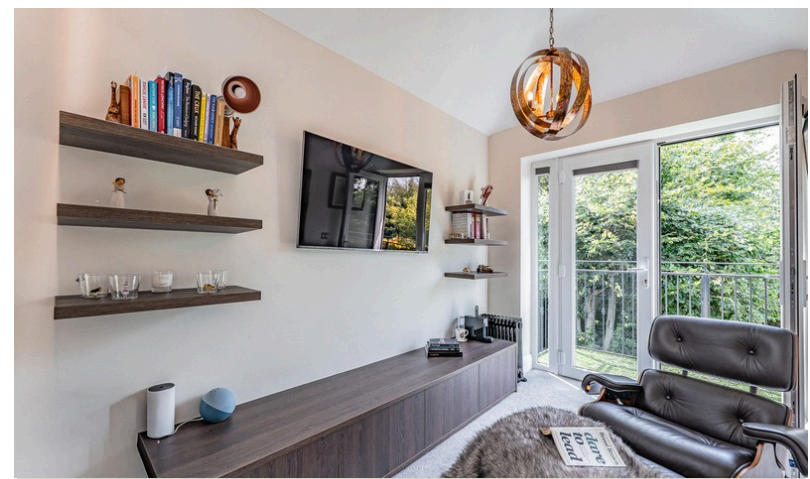
- Everything on the doorstep - Enjoy walking to John Lewis, Waitrose and M&S, with everyday essentials and shopping just minutes away.
- Superb connectivity - Excellent access to Manchester, the motorway network, the airport and the train station makes commuting and travelling effortless.
- Space to live and entertain - Generous, versatile living spaces provide the perfect setting for family life and hosting friends with ease.

We Have Noticed:

- A substantially extended detached family home
- Being just a few minutes' walk from Cheadle Hulme Village, Train Station bars, restaurants and shops.
- Catchment for CHHS







Key Features:

- Substantially extended detached family home with over 5 double bedrooms and versatile living accommodation.
- Stunning open-plan living kitchen featuring hammered granite worktops, pantry storage and bi-fold doors opening onto the garden.
- Luxurious principal suite with dressing room, ensuite bathroom and private balcony overlooking the rear garden.
- Flexible living spaces including a games room, snug, study, home office and potential guest suite.
- Beautifully landscaped private garden with pergola-covered patio, mature planting and excellent entertaining space.
- Driveway parking for three cars and excellent additional loft storage with boarding, insulation and ladder access.
- Prime Westfield location within walking distance of Cheadle Hulme Village and train station, and within catchment for Cheadle Hulme High School and Bradshaw Hall Primary School.

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 3031 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

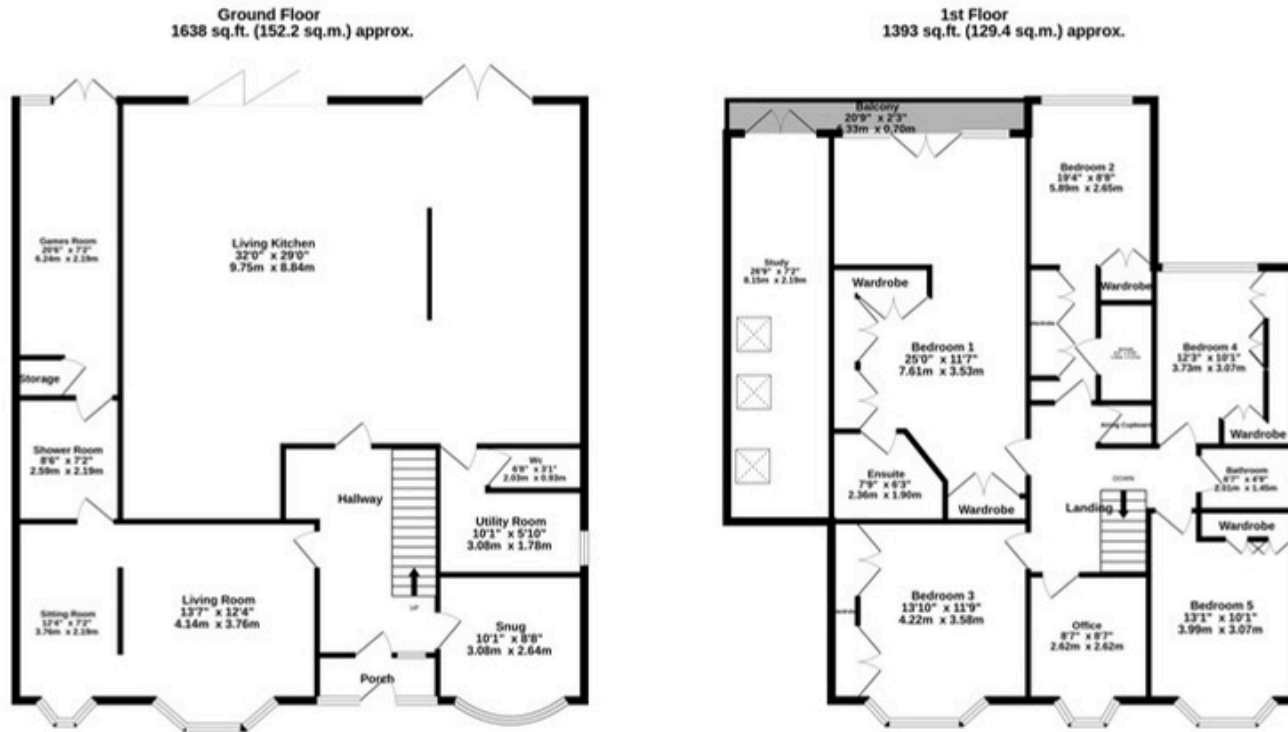
Property Summary:

Balcony
3.30m x 0.70m
Study
8.15m x 2.19m
Office
2.62m x 2.62m
Bathroom
2.01m x 1.45m
Bedroom 5
3.99m x 3.07m
Bedroom 4
3.73m x 3.07m
Bedroom 3
4.22m x 3.58m
Bedroom 2
5.89m x 2.65m
En-suite
2.36m x 1.90m
Bedroom 1
7.61m x 3.53m
Games Room
6.24m x 2.19m
Snug
3.08m x 2.64m
Utility Room
3.08m x 1.78m
Wc
2.03m x 0.93m
Living Kitchen
9.75m x 8.84m
Living Room
4.14m x 3.76m
Sitting Room
3.76m x 2.19m
Shower Room
2.59m x 2.19m





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



Ground Floor
1638 sq.ft. (152.2 sq.m.) approx.

1st Floor
1393 sq.ft. (129.4 sq.m.) approx.

TOTAL FLOOR AREA : 3031 sq.ft. (281.6 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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