



Part Exchange
Considered

Regency Gardens, Cheadle Hulme, Cheadle, SK8 6SX

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Stepping through the tiled porch, you are welcomed into a bright entrance hallway with attractive laminate flooring, creating a warm and inviting first impression. To the left, the spacious principal living room offers an excellent setting for both relaxation and entertaining. A handsome bay, part stained glass, window draws natural light into the room, whilst a contemporary gas fire, recessed into the wall, creates an attractive focal point and a cosy atmosphere during the colder months. The room flows beautifully through sliding double doors into the conservatory, providing valuable additional reception space and creating a seamless connection with the garden beyond.

The heart of the home is undoubtedly the impressive dining kitchen. Designed with both family living and entertaining in mind, this extensive space combines practicality with style. The central island, topped with striking granite work surfaces, incorporates a sink and extensive storage, creating an ideal social hub where family and guests naturally gather. An excellent range of cabinetry includes pull-out larder units, carousel corner cupboards, deep storage solutions and an abundance of worktop space. High-quality appliances include two ovens, a Neff microwave/grill, warming drawer, gas hob, full-size dishwasher, two refrigerators and two freezers. The stone-effect flooring and ceiling spotlights add a contemporary feel, while ample room remains for a family dining table. French doors open directly onto the patio, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Adjoining the kitchen is a highly practical utility room, complete with plumbing for a washing machine and tumble dryer, sink, additional storage and side access to the property. A convenient cloakroom sits nearby, while useful understairs storage further enhances the home's excellent functionality. The property also benefits from a remote-controlled Hive heating system. To the right of the stained glass front door is another reception room, currently used as a double office.





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The first floor is equally impressive. A galleried landing, enhanced by a window, floods the space with natural light and creates a wonderful sense of openness. There are four generously proportioned bedrooms, thoughtfully arranged with two overlooking the front and two enjoying views across the rear garden.

The principal bedroom provides an elegant retreat, complete with fitted wardrobes featuring mirrored sliding doors and a stylish modern en-suite shower room. Part tiled and beautifully appointed, the en-suite boasts a large walk-in shower with rain-head and body shower fittings, creating a luxurious hotel-style experience.

The remaining bedrooms are all well-sized doubles, making the property particularly appealing to families. One rear-facing bedroom enjoys lovely garden views and benefits from built-in storage and shelving, while another is currently arranged as a bedroom and home office space, demonstrating the versatility modern buyers increasingly seek. The guest bedroom includes an integrated cupboard, whilst the fourth bedroom enjoys a bright front-facing aspect along with fitted wardrobes and storage cupboards.

The family bathroom is spacious and exceptionally well-appointed, featuring a built-in bath, separate electric corner shower with handheld attachment, partially tiled walls, tiled flooring and contemporary ceiling spotlights. Additional practicality comes in the form of two airing cupboards and further built-in storage throughout the first floor.

The loft space is insulated, partially boarded and easily accessible via a fitted ladder, offering excellent additional storage potential. Subject to any necessary permissions, the generous footprint of the property may also present future opportunities to extend above the garage, allowing buyers to tailor the home to their evolving needs.







Key Features:

- Four-bedroom detached family home positioned at the head of a family-friendly cul-de-sac
- Large driveway providing off-road parking for up to four vehicles
- Double integral garage with electric door
- Spacious open-plan dining kitchen with granite island and premium integrated appliances
- Principal bedroom with fitted wardrobes and stylish en-suite shower room
- South-facing corner plot garden with patio, decking, mature planting and fruit trees
- Excellent access to the A34, Cheadle Hulme, Bramhall, Woodford, John Lewis and David Lloyd Club
- Part Exchange Considered

Tenure: Freehold

Council Tax Band: F

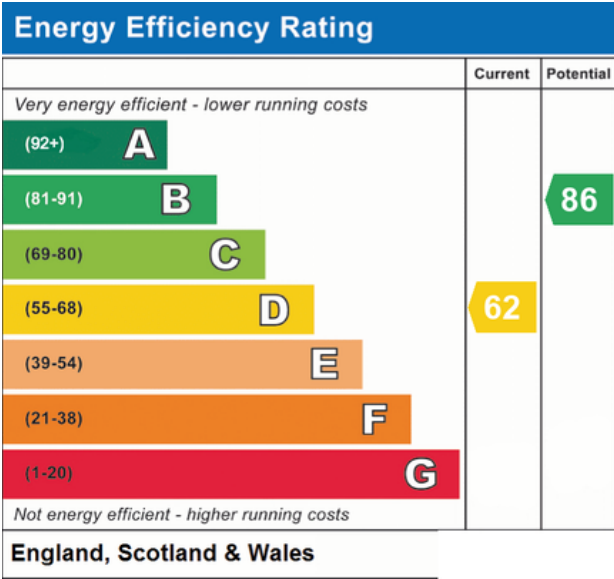
Possession: Vacant possession upon completion

Total Floor Area: 1,829 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

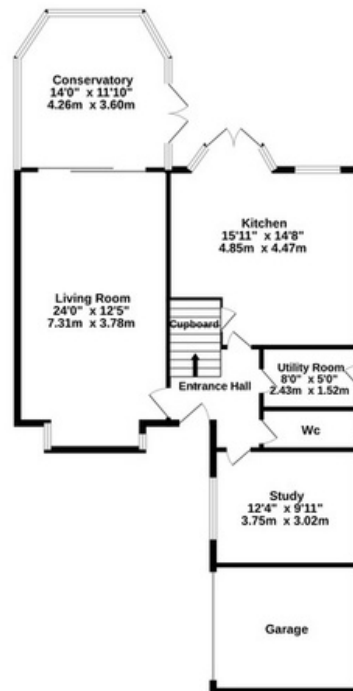
- Garage
- Entrance Hall
- Study
3.75m x 3.02m
- Wc
- Utility Room
2.43m x 1.52m
- Kitchen
4.85m x 4.47m
- Living Room
7.31m x 3.78m
- Conservatory
4.26m x 3.60m
- Bedroom 1
3.98m x 3.81m
- En-suite
- Bedroom 2
3.75m x 3.02m
- Bedroom 3
3.81m x 2.92m
- Bedroom 4
2.94m x 2.69m
- Bathroom
2.84m x 1.85m
- Landing



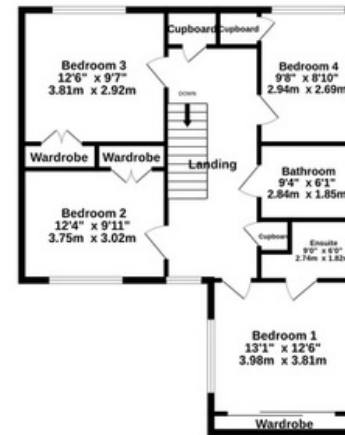


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1050 sq.ft. (97.5 sq.m.) approx.



1st Floor
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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