

ANY  
PART EXCHANGE  
WELCOME



Highfield Road  
Cheadle Hulme, SK8 6EL

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Highfield Road, Cheadle Hulme, SK8 6EL

A beautifully designed four-bedroom, two-bathroom detached family home. As you enter through the wrought iron gates and down the spacious driveway to the property, you are welcomed by an aesthetically pleasing and well-maintained home. A charming porch leads into the entrance hall, featuring an understairs storage cupboard. To your left is the modern living room with a cozy living flame gas fire and a stylish surround. It also has double doors that open into the inviting sitting room, which features another living flame gas fire with an attractive surround, creating a warm and inviting ambiance. The breakfast kitchen is equipped with stylish wall and base units, a convenient breakfast bar area, and integrated appliances, including an oven, grill, extractor fan, microwave, and hob. You can access the garden from the kitchen onto the inviting patio area. The dining room is conveniently situated off the kitchen, making it a great space for hosting dinner parties and Sunday family dinners. An integral garage is accessible through this room, providing a perfect space for storage and even the occasional home gym. Heading up the stairs to the first floor, you'll find a bright and open landing with access to four generously sized double bedrooms. The primary bedroom boasts a fitted wardrobe and is finished with a stylish ensuite shower room, complete with a double-length shower and a vanity sink unit. Three further double bedrooms, two of which feature fitted wardrobes, offer ample space and comfort. The opulent family bathroom is equipped with a separate shower and a matching three-piece suite. The rear of this family home opens up to a mature garden that is mainly laid to lawn and adorned with beautiful shrubbery. A delightful patio area at the back of the house is perfect for socialising and enjoying the summer months with friends and family for a BBQ. This home is ideally located in Cheadle Hulme, close to Cheadle Hulme School and Greenbank Primary School, and falls within the catchment area for Bradshaw Hall Primary School & Cheadle Hulme High School.

### The Current Owners Love:

- We love this house, especially the spacious rooms, the kitchen and ensuite
- The location in Cheadle Hulme is perfect
- The large driveway that has electric gates providing that additional security

### We Have Noticed:

- The light the entrance hallway and landing provides
- There is fitted wardrobes in three of the bedrooms, great for storage
- The long mature rear garden with beautiful shrubbery







### Key Features:

- A beautiful four bedroom, two bathroom detached family home
- Walking distance of Cheadle Hulme School & Greenbank Primary School
- Catchment area for Bradshaw Hall Primary School & Cheadle Hulme High School
- Stylish family bathroom and ensuite shower room
- Fitted wardrobes in three bedrooms, great for storage
- Spacious driveway for ample vehicles and integral garage

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1750 sq ft

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

**Entrance Hall** 17'5" x 9'0" (5.31m x 2.74m)

**Living Room** 20'10" x 13'0" (6.35m x 3.96m)

**Dining Room** 15'4" x 9'7" (4.67m x 2.92m)

**Kitchen/Breakfast Room** 15'4" x 13'3" (4.67m x 4.04m)

**Sitting Room** 13'0" x 9'10" (3.96m x 3m)

**Garage** 17'7" x 8'5" (5.36m x 2.57m)

## FIRST FLOOR

**Landing** 17'4" x 7'10" (5.28m x 2.39m)

**Bedroom One** 13'8" x 13'2" (4.17m x 4.01m)

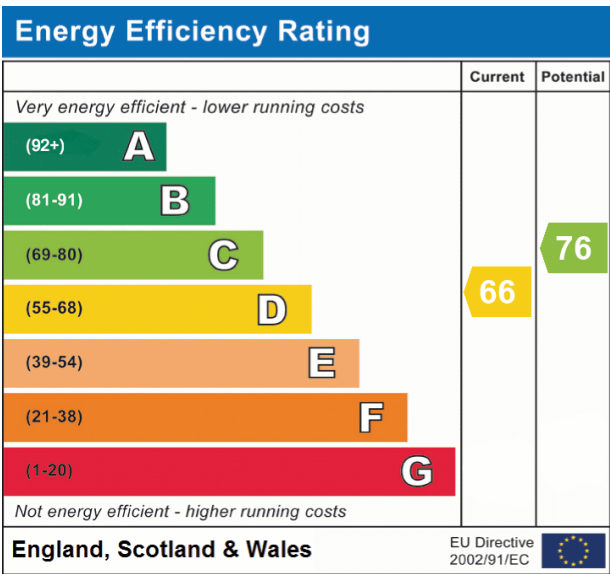
**Ensuite** 9'11" x 4'1" (3.02m x 1.24m)

**Bedroom Two** 13'4" x 11'2" (4.06m x 3.4m)

**Bedroom Three** 14'1" x 8'0" (4.29m x 2.44m)

**Bedroom Four** 12'10" x 8'11" (3.91m x 2.72m)

**Bathroom** 12'11" x 6'10" (3.94m x 2.08m)

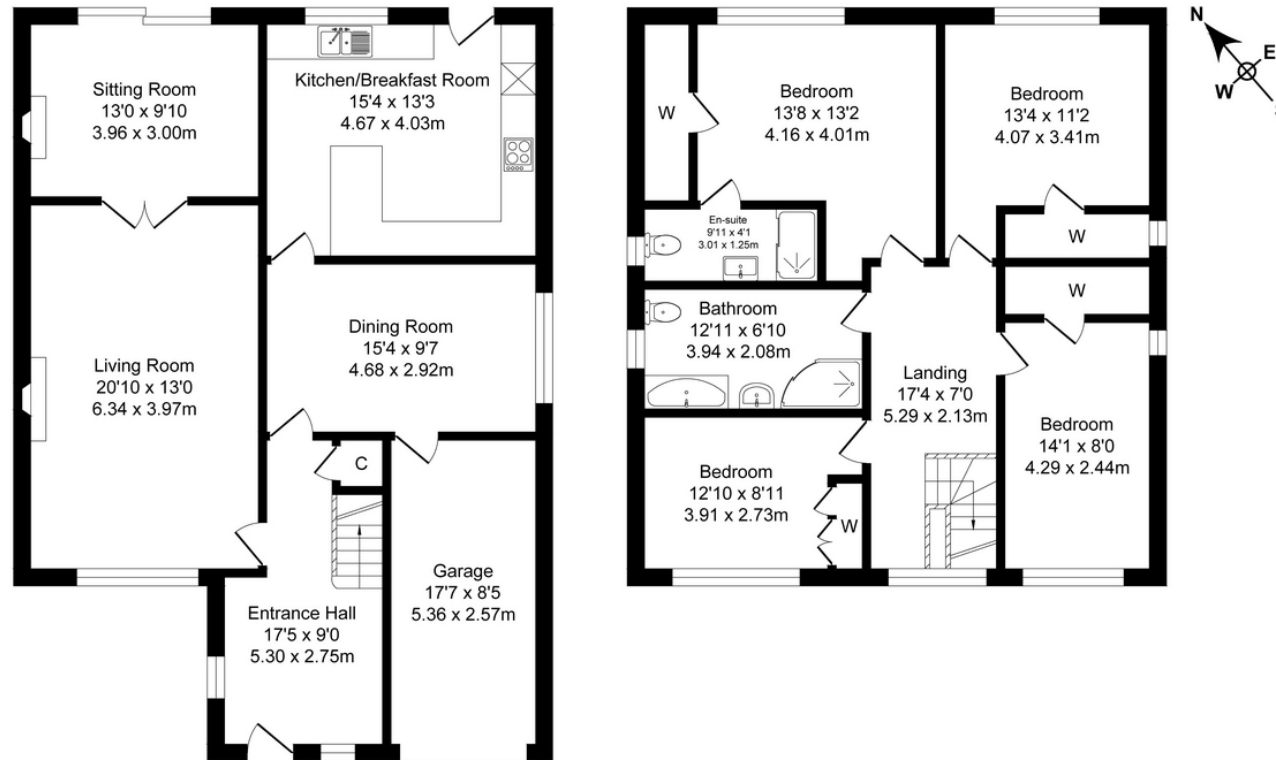




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### Total Approx. Floor Area 1973 Sq.ft. (183.3 Sq.M.)

Surveyed and drawn for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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