

ANY
PART EXCHANGE
WELCOME



Valley Road
Cheadle, SK8 1HY

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Valley Road, Cheadle, SK8 1HY

This beautiful 1930's detached family home spans over three floors and has been extended and updated throughout. Situated in Cheadle on one of the most highly coveted roads, backing onto Bruntwood Park. A charming Weeping Willow heads up an in and out driveway that provides space for several vehicles. You are welcomed by a porch which has lapsed planning permission to extend and opens up into the hallway with herringbone style flooring, access to the downstairs WC and stairs leading up to the first floor. The left of the hallway is the playroom/dining room that has a lovely bay window, and to the right, a living room with a truly stunning illuminated inglenook, marble fireplace and a door that leads through to the sitting room. The sitting room is currently used as an office and music room, it is a nice bright and airy room with French doors opening onto the garden with underfloor heating. The heart of the home is the family room/kitchen that is the perfect room for relaxing with the family or spending the evenings with friends. The kitchen consists of shaker style cupboards, spacious breakfast bar island, space for a dining table and roof lantern. It has a cosy sitting area with bi-folding doors onto the garden. The sitting room connects through a secret door! Throughout this room there is herringbone style flooring heated underneath and controlled remotely. To conclude downstairs, there is a thoughtfully laid out utility room with Worcester boiler, integrated fridge freezer and storage. Access into the integral garage is from the utility. The second garage, accessed from the outside, includes electric and plumbing ready to convert into a self-contained annex or additional space needed to suit your family. Ascending up the stairs you are greeted by a magnificent arched window on the landing, creating so much light. The principal bedroom suite has an opulent style, with wall-panelling and French doors opening onto a Juliette balcony, showing views of the garden. A stylish ensuite bathroom with a freestanding roll top bath, heated tiled flooring, vanity sink unit and a black heated towel rail. Connecting the main bedroom to the ensuite is a luxurious walk in wardrobe with space for a dresser. Two further double bedrooms and the main family bathroom with separate wc finish off this floor. Original features such as Oak doors with art deco Bakelite door handles continue on this floor. Up the second set of stairs on the second floor with two further double bedrooms, both with windows either side offering views of the gardens and views over the local area. The top floor shower room has a vanity sink unit, wc shower and a heated towel rail. The rear of the property boasts a charming split-level lawned garden complete with two patio areas, filtered ornamental garden pond, a variety of mature evergreen shrubs and colourful planting. There is electricity, hot and cold water at multiple points outside. A monitored alarm system that connects to lighting at the back of the house and dawn till dusk lighting at the front. The very old Oaks trees at the back provide privacy, whilst the brook at the bottom of the garden provides security. Valley Road is a fabulous location, close to Bruntwood Park that has the popular Oddfellows restaurant in its midst and a great child's play area for families. Life Leisure and The Village Hotel are right on your doorstep, perfect for a Saturday morning swim with the family, an evening session in the gym, or recharge with a Starbucks. Sainsbury's and John Lewis are only a short drive away, whilst the walk into Cheadle Village is about 20 minutes, great for a dog walk and spending an afternoon in the shops and cafes. Catchment area for Oak Tree Primary School and Cheadle Hulme Laurus School and independent schools also close by. Buses for other schools further afield stop at the end of the Valley Road.





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The Current Owners Love:

- The in and out driveway around the weeping willow
- The 'wow' factor of the living room with its stunning inglenook surrounding the marble fireplace
- The opulent master suite with Juliette balcony in the main bedroom overlooking the garden, dressing room and large ensuite



We Have Noticed:

- Thoughtfully renovated, combining smart and original features with loads of hidden storage throughout
- The rear extension that creates the hub of the home, family room/kitchen storage opening out onto the extensive garden
- How spacious and bright this family home is, with an extensive garden in a great location by Bruntwood Park with Oddfellows popular restaurant in its midst and a great child's play area for those families





Key Features:

- ANY PART EXCHANGE WELCOME
- A Charming And Extensive Detached Residence
- Five Double Bedrooms and Three Bathrooms
- The Heart of the Home is the Family/Kitchen Room
- Cheadle's Most Prestigious Location
- High Quality Fixtures & Fittings
- Catchment area for Oak Tree Primary School and Cheadle Hulme Laurus School
- Walking Distance of Cheadle Village, The Village Hotel and Bruntwood Park

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3139

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Hallway
- WC 5'4" x 5'4" (1.63m x 1.63m)
- Living Room 15'10" x 13'10" (4.83m x 4.22m)
- Play Room 14'5" x 13'5" (4.39m x 4.09m)
- Sitting Room 19'10" x 11'10" (6.05m x 3.61m)
- Kitchen/Diner 22'3" x 18'9" (6.78m x 5.72m)
- Utility Room 12'10" x 9'6" (3.91m x 2.9m)
- Garage 17'3" x 9'6" (5.26m x 2.9m)
- Garage 22'4" x 6'1" (6.81m x 1.85m)

FIRST FLOOR

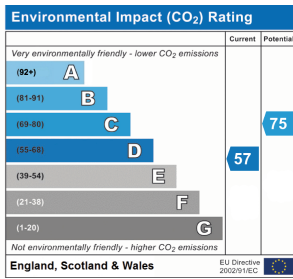
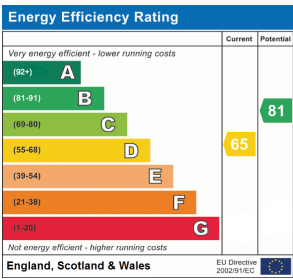
- Landing
- Bedroom One 21'5" x 11'2" (6.53m x 3.4m)
- Ensuite 14'2" x 12'7" (4.32m x 3.84m)
- Dressing Room

- Bedroom Four 14'5" x 11'9" (4.39m x 3.58m)
- Bedroom Five 12'11" x 9'8" (3.94m x 2.95m)

- Bathroom 8'1" x 6'0" (2.46m x 1.83m)

SECOND FLOOR

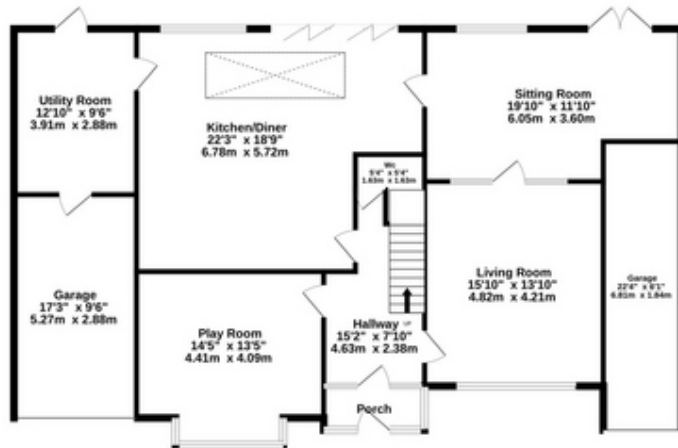
- Landing
- Bedroom Two 16'0" x 14'0" (4.88m x 4.27m)
- Bedroom Three 16'0" x 11'11" (4.88m x 3.63m)
- Shower Room 8'0" x 5'10" (2.44m x 1.78m)



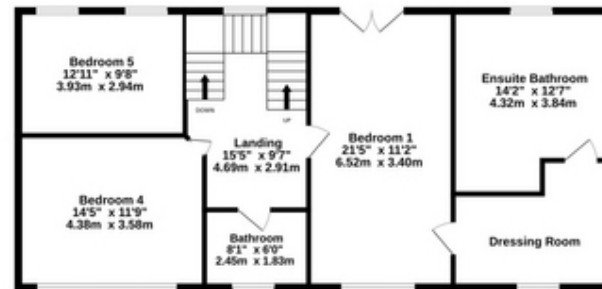


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

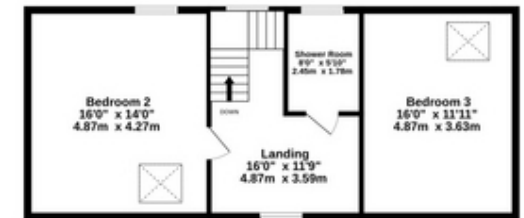
Ground Floor
1548 sq.ft. (143.8 sq.m.) approx.



1st Floor
988 sq.ft. (91.8 sq.m.) approx.



2nd Floor
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 3139 sq.ft. (291.6 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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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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