

ANY
PART EXCHANGE
WELCOME



Cunningham Drive

Moss Nook, M22 5LT

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Cunningham Drive, Moss Nook, M22 5LT

This stunning semi-detached family home, dating back to 1912, exudes charm and character from the moment you approach its gated gravel driveway. The porch greets you with a warm Gaelic phrase, "Cead Mile Failte," meaning 'A Hundred Thousand Welcomes', setting the tone for the inviting atmosphere within. Upon entering, you're welcomed into a spacious open hallway adorned with original parquet flooring, picture and dado rails, and a convenient storage cupboard. The living room boasts picture rails, a cosy log burner set within a beautiful surround, and plenty natural light streaming in through the bay window.

The kitchen is a delightful blend of style and functionality, featuring sleek base units and integrated appliances including a double oven/grill, Electric Baumatic 4-ring hob, dishwasher, and washing machine. A retro red log burner adds character to the space, complemented by picture rails and sliding doors leading out to the decking area. The dining room maintains the home's character with wooden beams and a brick feature fireplace, creating a cosy ambiance. French doors open onto the garden, seamlessly blending indoor and outdoor living spaces.

Adjacent to the main house, the annexe offers versatility and modern comforts. With underfloor heating throughout, it includes its own contemporary kitchen including dishwasher, a comfortable living dining area with French doors opening onto the garden, and access to the first floor. Upstairs, there's a double bedroom and a modern bathroom complete with Velux windows and heated towel rail, ensuring a bright and airy atmosphere.

This property offers not only spacious and stylish living accommodation but also the flexibility to accommodate guests or extended family members in the annexe. With its blend of period features and modern conveniences, this home truly offers a welcoming retreat for a growing family.

Ascending the stairs from the hallway, you'll find yourself on a landing that provides access to the first floor's four bedrooms and a shower room. The bedrooms offer comfortable accommodation, with three of them featuring picture rails and all being doubles. One of the bedrooms boasts fitted storage, enhancing its functionality. The fourth single bedroom, currently utilised as a study, presents a great opportunity for an additional bedroom due to its generous size. The shower room on this floor adds a touch of character with its quirky design. It features a his and her vanity sink unit, providing convenience for busy mornings, and a mosaic-style tiled double length shower, adding visual interest to the space. This unique shower room offers both functionality and style, serving the needs of the household with flair.





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The property boasts a private and secure garden, with separate areas designated for the main house and the annexe. The main garden is primarily laid to lawn, offering ample space for outdoor activities and relaxation. A non-slip decking area provides a charming spot for al fresco dining or simply enjoying the outdoors, while a beautiful cherry blossom tree adds a touch of natural beauty and tranquillity to the surroundings. The annexe garden features its own non-slip decking and patio area, providing a private outdoor space for residents to enjoy. This separate area allows for individual relaxation and entertainment, ensuring privacy for both the main house and the annexe. At the bottom of the garden, there is a studio or "man cave" that is fully insulated, offering a versatile space that can be adapted to various uses. Complete with heating, power, and light, this studio provides an ideal retreat for hobbies, creative pursuits, or simply relaxing in comfort. Whether it's used as a home office, a hobby room, or a cosy hideaway, this insulated studio adds value and flexibility to the property, catering to the needs and interests of its residents. Cunningham Drive is under 10 min walk to Heald Green Train Station/Village and catchment area for excellent local schools.

The Current Owners Love:

- The green surroundings - We love the tranquillity and privacy of this and we use the large, secluded garden and sheltered decking most days throughout summer for drinking our morning coffee, playing with our toddler, BBQing and hosting friends and family.
- We love the blend of traditional character vs modern touches - we like having the practicality of modern living but with some of the beautiful original features retained - e.g. great sized rooms, original 1912 parquet flooring throughout the entrance hall, and large fireplaces in most rooms.
- We love the convenient, central location - while the road itself is quiet and tucked away, we're only a stone's throw from the airport which is great for business and pleasure travel! We're less than 10 mins walk into Heald Green Village/train station. It's really got everything you need on the doorstep and is an enviable location for growing families like ours.

We Have Noticed:

- This home has the perfect double storey annexe, with its own front door, own garden and with the added benefit of underfloor heating, this is perfect for multi generational living or even could be used as an Air bnb.
- The back garden of the main house includes a large decking area inclusive of a pretty Lean-To pergola with heater, great for sitting out and entertaining.
- This home is lovely and spacious with ample storage, modern but with some beautiful period features kept throughout.







Key Features:

- A beautiful 1912 five bedroom semi-detached family home
- Period features throughout including stained glass windows, fireplaces and parquet flooring
- Large spacious bedrooms with high ceilings
- A fabulous annexe that can be entered through the main house as well as its own separate entrance
- An insulated, separate space has been created in the garden perfect to be used as a studio or home office
- Situated on a quiet road overlooking fields, yet close to the airport, good schools and all amenities
- Front doors are Composite Rockdoors
- A large insulated and boarded loft that is the full width of the house means that there is a potential to extend upwards
- This home appeals to growing families, multi-generational families, people that work at the airport and many more

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 2374

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch 8'0" x 3'10"

Hallway 14'11" x 12'5"

Lobby 8'11" x 7'10"

Kitchen 17'5" x 12'5"

Living Room 15'3" x 12'5"

Dining Room 12'5" x 10'5"

Office 14'10" x 12'0"

FIRST FLOOR

Landing 17'4" x 12'5"

Bedroom One 14'4" x 12'5"

Bedroom Two 13'5" x 12'5"

Bedroom Three 12'5" x 10'5"

Bedroom Four 8'0" x 7'5"

Shower Room 8'0" x 8'0"

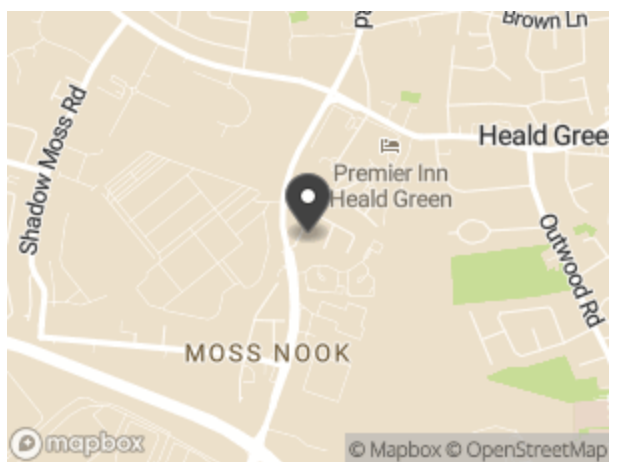
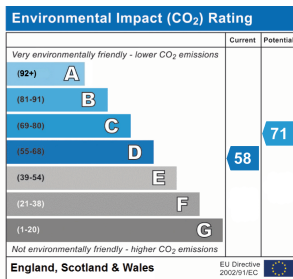
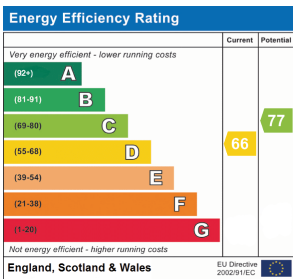
ANNEXE

Lounge/Diner 22'5" x 12'5"

Kitchen 7'7" x 6'5"

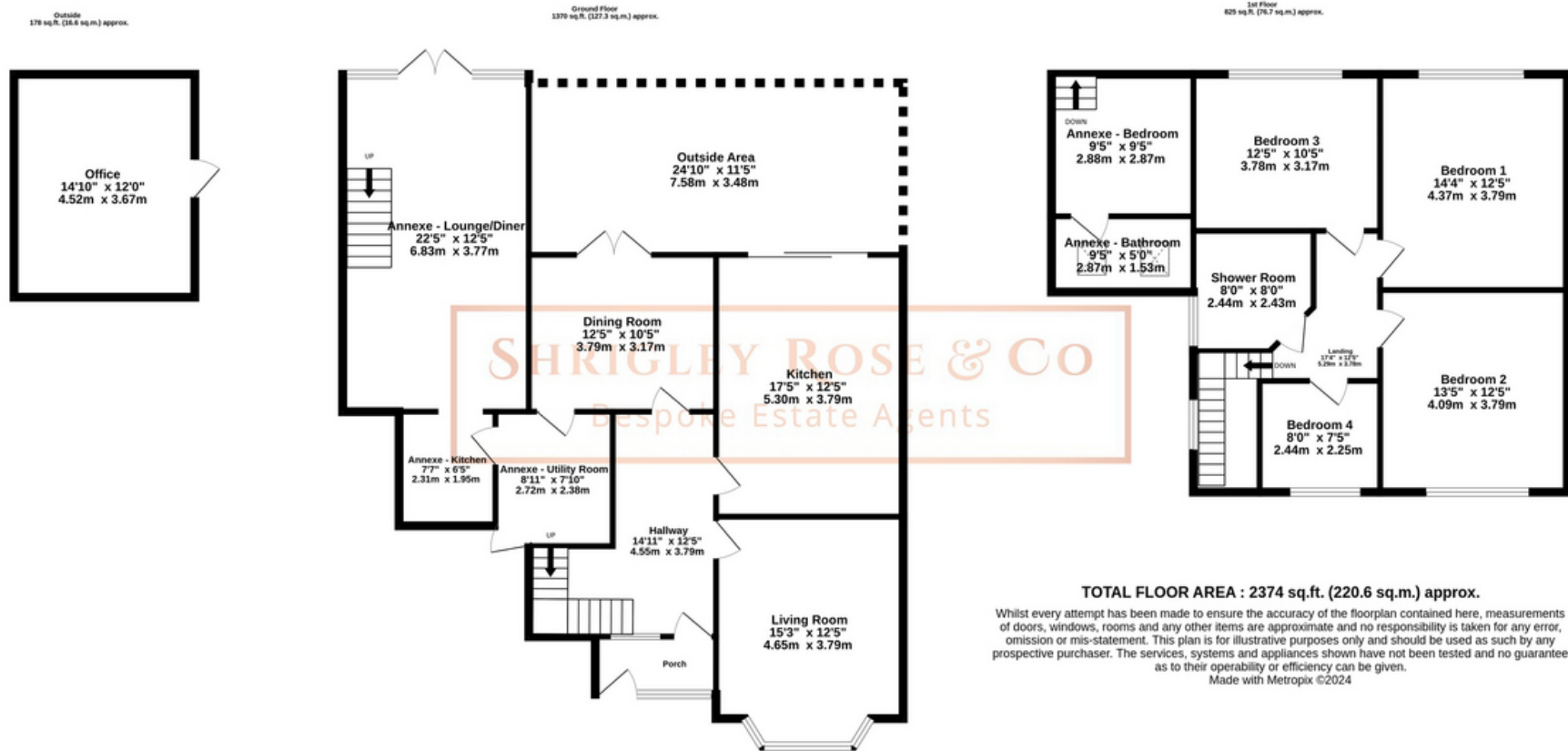
Bedroom 9'5" x 9'5"

Bathroom 9'5" x 5'0"





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