

ANY
PART EXCHANGE
WELCOME



Glastonbury Avenue
Cheadle Hulme, SK8 7PS

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Welcome to this charming three-bedroom semi-detached home in the ever-popular Cheadle Hulme, boasting a prime location within the catchment area for Hurst Head Primary School and Cheadle Hulme High School. This contemporary home has been finished to an incredibly modern standard and is completely ready for you to move in. Every detail has been meticulously considered, resulting in a property that effortlessly combines sleek design with practicality. To top it off this home also has a south facing garden ensuring you can enjoy the sun all hours of the day. As you step through the door, you're welcomed by a generous hallway that sets the tone for the rest of this inviting home. Here, you'll discover a convenient storage cupboard, perfect for stashing away coats, shoes, and everyday essentials, helping to keep the space clutter-free and organised. As you enter the spacious living room, your eyes are immediately drawn to the focal point of the room: a beautiful wood burner, radiating warmth and charm. The large window allows natural light to flood the room, creating a bright and airy atmosphere that enhances the inviting feel of the space, making it the perfect spot to relax and unwind. Just off the hallway, conveniently situated for guests and daily use, you'll discover the downstairs WC. This pristine facility offers both practicality and comfort, ensuring convenience for busy households and visitors alike. Stepping into the heart of the home, you'll be greeted by a modern fitted kitchen adorned with sleek wooden worktops, offering both style and functionality in abundance. Every detail has been carefully considered, with all integrated appliances from the esteemed NEFF brand, ensuring top-tier quality and performance. Finished to an impeccable standard, this kitchen is a chef's dream, providing the perfect canvas for culinary creativity. Adjacent to the kitchen lies an inviting open dining area, creating a seamless flow between cooking, dining, and entertaining. The French doors leading to the garden flood the space with natural light, while also providing easy access to outdoor dining and relaxation areas, seamlessly blending indoor and outdoor living. Ascending the stairs to the first floor, you'll discover the generous living quarters of this charming home. Bedroom one stands out as a spacious retreat, boasting more than ample room and complemented by fitted wardrobes, providing convenient storage solutions without compromising on space. Bedroom two offers another great-sized double room, offering tranquil views overlooking the garden, creating a peaceful ambiance for restful nights. The third bedroom, while larger than your average single room, presents versatile possibilities, whether it be as a guest room, a cosy nursery, or a flexible space for whatever your needs may entail. The bathroom exudes luxury and sophistication, featuring a gorgeous walk-in shower and a stylish double sink unit. Finished to an immaculate high-end standard, every detail has been carefully considered to ensure both functionality and aesthetic appeal, providing a serene sanctuary for relaxation and rejuvenation. Venturing outside, the delights of this home continue to unfold. The front of the property boasts a generously sized driveway, providing ample space for parking multiple vehicles with ease. Adding to the convenience and sustainability of this property, you'll also find an EV charging point installed, offering a practical solution for electric vehicle owners. Embracing modern technology and eco-conscious living, this thoughtful addition further enhances the appeal of this wonderful home. Stepping into the south facing rear garden, you'll be delighted to find an oasis of tranquillity and convenience. Designed for minimal upkeep, this enclosed space offers the perfect balance of practicality and beauty, allowing you to enjoy outdoor living without the hassle of constant maintenance. The gorgeous patio area provides an ideal spot for al fresco dining, entertaining guests, or simply soaking up the sunshine in style.





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Whether you're hosting summer barbecues or enjoying a quiet morning coffee, this inviting space sets the stage for outdoor relaxation. But the true gem of the garden is the top-of-the-range outbuilding, offering a spacious and versatile office space. Complete with electric points, heating, and its own WIFI connection, this stylish retreat is the perfect solution for those who work from home or desire a private space for creative endeavours. With its modern amenities and comfortable ambiance, it's sure to inspire productivity and focus. Additionally, there's another side of the outbuilding currently set up as a utility room, providing convenient storage space for household essentials and further enhancing the functionality of this exceptional property. Nestled in a prime location, this home offers the epitome of convenience with local amenities just a stone's throw away. From the corner shop to the charming café and handy laundrette, daily errands become a breeze, allowing you to make the most of your precious time. Moreover, the property's proximity to both Cheadle Hulme Village and Bramhall Village means you're never far from a delightful array of shops, eateries, and leisure facilities. Whether it's exploring boutique stores, enjoying a leisurely meal, or simply taking a stroll through the picturesque streets, these vibrant village hubs offer a charming backdrop for daily life. And for families, the cherry on top is being within the sought-after school catchment areas of the outstanding Hurst Head Primary School and Cheadle Hulme High School. Providing top-tier education, these esteemed institutions ensure that your children receive the best possible start in life, making this home the perfect choice for families seeking both convenience and quality education.



The Current Owners Love:

- The garden and the office, the garden is south facing and is lovely in summer to host our friends and family. The garden is private and isn't overlooked, the road is quiet with other families, keeping it relaxed.
- Location of our home, we have a small set of shops 2 mins away which is handy when you need to pop for something and also the laundrette there is great! We are only a 10 minute walk away from Bramhall Village and Cheadle Hulme, it's also 15 minutes walk to the local pub, the Pointing Dog.
- The master bedroom, it's above average in size for 3 bed semi's. We love how much space we have in the room with our fitted wardrobes, furniture and a super king bed.

We Have Noticed:

- The location is excellent in close proximity for Bramhall and Cheadle Hulme. It is also catchment for Hurst Head Primary School and Cheadle Hulme High School
- The garden office is gorgeous, it has its own WIFI, electricity and heating so can be used however it fits your family. The garden is south facing and low maintenance making it a sun trap.
- The home is done to a high standard modern finish making it completely turn key and ready to move into.





Key Features:

- Catchment for Hurst Head Primary School & Cheadle Hulme High
- SOUTH FACING GARDEN
- Large garden room with all needed facilities
- Three excellent size bedrooms
- Open living kitchen great for entertaining
- Modern TURN KEY home ready to move into

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area:

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 16'10" x 6'0" (5.13m x 1.83m)

Storage

Living Room 18'0" x 10'5" (5.49m x 3.18m)

WC 5'5" x 3'0" (1.65m x 0.91m)

Kitchen / Diner 16'4" x 12'5" (4.98m x 3.78m)

FIRST FLOOR

Landing 12'0" x 7'0" (3.66m x 2.13m)

Bedroom One 16'5" x 10'0" (5m x 3.05m)

Bedroom Two 12'10" x 10'0" (3.91m x 3.05m)

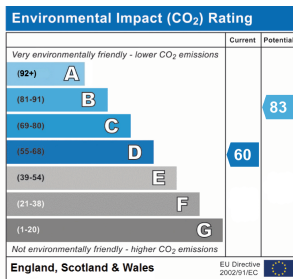
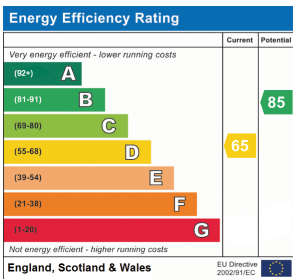
Bedroom Three 10'5" x 7'0" (3.18m x 2.13m)

Bathroom 9'0" x 7'0" (2.74m x 2.13m)

OUTSIDE

Office 13'5" x 10'0" (4.09m x 3.05m)

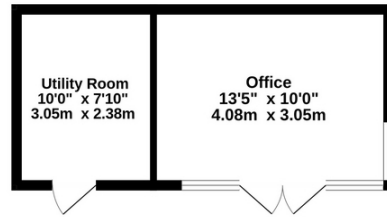
Utility Room 10'0" x 7'10" (3.05m x 2.39m)





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

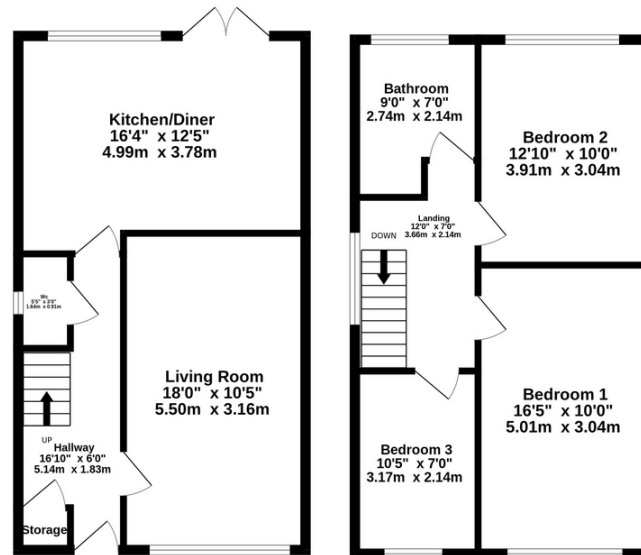
Ground Floor
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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.
Made with Metropix 2/2024

1st Floor
497 sq.ft. (46.2 sq.m.) approx.



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.