

ANY
PART EXCHANGE
WELCOME



Heathbank Road
Cheadle Hulme, SK8 6JD

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Heathbank Road, Cheadle Hulme, SK8 6JD

This property is a truly stunning Victorian detached family home, featuring a double bay front and boasting four spacious double bedrooms and two bathrooms. Impeccably presented throughout, it exudes charm and character at every turn, making it the perfect residence for modern family living. Upon entering through the charming hallway, you're welcomed into a delightful space that provides access to the downstairs WC as well as two inviting reception rooms. The snug, bathed in natural light from its dual aspect windows, offers a spacious retreat, complete with a cosy log burner for those colder evenings. Moving on, the living room features an elegant bay window and intricate coving, crafting a refined atmosphere ideal for relaxation. The focal point of the home, however, lies in the magnificent open plan living kitchen. Here, shaker style wall and base units adorn the kitchen, alongside integrated appliances and a breakfast bar island, combining both style and functionality seamlessly. Adjacent, a sitting and dining area foster an inviting environment for socialising and family gatherings, ensuring cherished moments are shared in comfort. Rounding off the ground floor is a utility room, offering practicality with space for a washing machine and tumble dryer, with convenient access to the rear of the property. Ascending the stairs to the first floor, you'll be greeted by a bright landing illuminated by a Velux window, offering a welcoming ambiance. This floor grants access to three bedrooms, each with its own distinctive charm. The main bedroom exudes elegance, boasting an ensuite shower room fitted with a floating vanity sink unit and tiled floor to ceiling, offering both style and functionality. Additionally, completing this floor is a walk-in bespoke Oak 'Rothwell Thomas' dressing room, providing ample storage space for your wardrobe essentials. Accompanying these features are two further double bedrooms, ensuring plenty of space for family or guests, along with a family bathroom fitted with a freestanding roll top bath, tiled flooring and a double length shower with rain head, the perfect retreat. The basement you will find two additional rooms, each equipped with fitted storage. These versatile rooms offer flexibility, serving as a home office and bedroom catering to your specific needs and lifestyle and a handy boot room. The outdoor space showcases an impressive array of features, from the meticulously landscaped garden to the secluded BBQ seating area. The surrounding spotlighting casts a soft, warm glow, accentuating the beauty of the garden while providing plenty of illumination. Nestled within this enchanting setting is the secluded seating area, offering a tranquil retreat for al fresco dining and socialising. Festoon lighting adds a touch of magic, creating an enchanting ambiance that enhances the outdoor experience. Meanwhile, the Quartz BBQ preparation and storage unit stands as a testament to both style and functionality. The property boasts underfloor heating for snug warmth, outdoor CCTV for added security, a remote-controlled alarm system for convenience, and an integrated safe box for safeguarding valuables. Additionally, it resides within the catchment area of outstanding local schools, enhancing its appeal to families seeking quality education for their children.



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The Current Owners Love:

- Our home is full of historical character on a no-through road and that has been renovated to excellent modern luxury standards
- in a quiet family-orientated location and love our open-plan kitchen that collects huge amounts of light throughout the day and evening with a secluded outdoor dining area with BBQ kitchen area that provides a suntrap in the spring & summer.
- Master bedroom and ensuite with bespoke dressing room adds a unique touch to the home

We Have Noticed:

- Catchment area for excellent local schools
- A family home, perfect for a growing family with lots of space throughout
- Loft conversion providing a versatile space for bedrooms, offices or play room







Key Features:

- A stunning Victorian detached family home
- Four double bedrooms and two luxury bathrooms
- Luxury kitchen with sitting and dining area creating the perfect hub of the home
- Main bedroom with ensuite shower room and bespoke oak 'Rothwell Thomas' dressing room
- Utility room and downstairs WC
- Paved driveway providing off road parking
- Sought after location close to excellent local schools including private
- Beautifully converted cellar offering extra accommodation

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2101

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

BASEMENT

Bedroom Four/Office 13'5" x 10'10" (4.09m x 3.3m)

Bedroom Five/Office 13'5" x 12'6" (4.09m x 3.81m)

GROUND FLOOR

Hallway 25'8" x 6'10" (7.82m x 2.08m)

Snug 11'7" x 11'3" (3.53m x 3.43m)

Living Room 13'3" x 11'2" (4.04m x 3.4m)

Kitchen 24'5" x 23'6" (7.44m x 7.16m)

Breakfast Room 17'11" x 10'4" (5.46m x 3.15m)

WC 6'4" x 2'11" (1.93m x 0.89m)

Utility Room 7'0" x 6'2" (2.13m x 1.88m)

FIRST FLOOR

Landing 12'1" x 4'8" (3.68m x 1.42m)

Bedroom One 14'9" x 11'3" (4.5m x 3.43m)

Dressing Room 11'4" x 6'9" (3.45m x 2.06m)

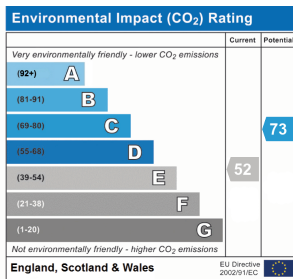
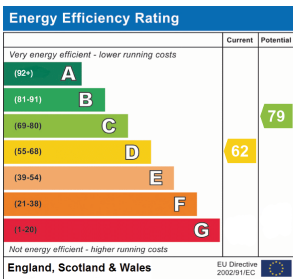
Ensuite 6'11" x 4'8" (2.11m x 1.42m)

Bedroom Two 11'3" x 10'10" (3.43m x 3.3m)

Bedroom Three 11'11" x 11'3" (3.63m x 3.43m)

Bathroom 11'4" x 7'1" (3.45m x 2.16m)

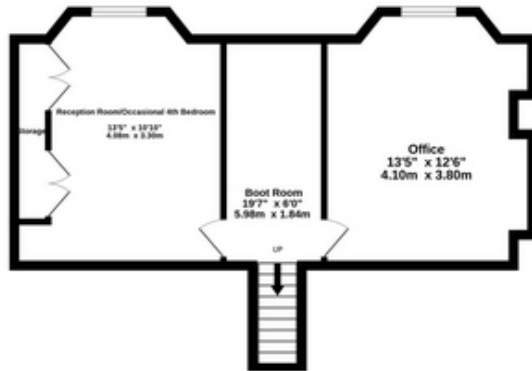
Landing 19'7" x 6'0" (5.97m x 1.83m)



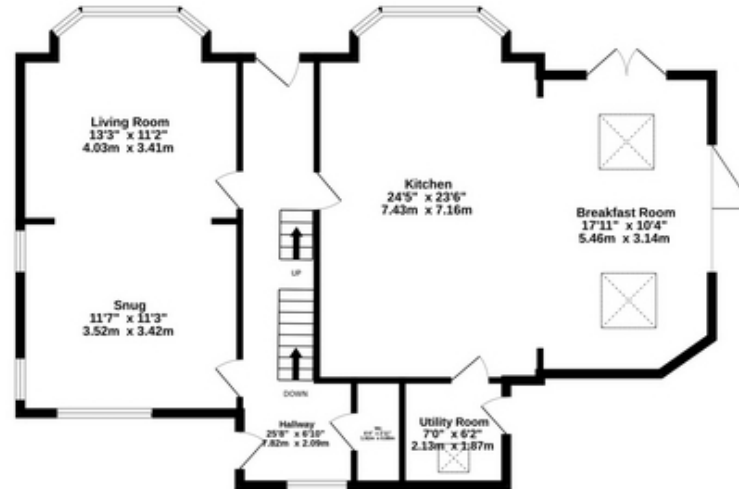


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

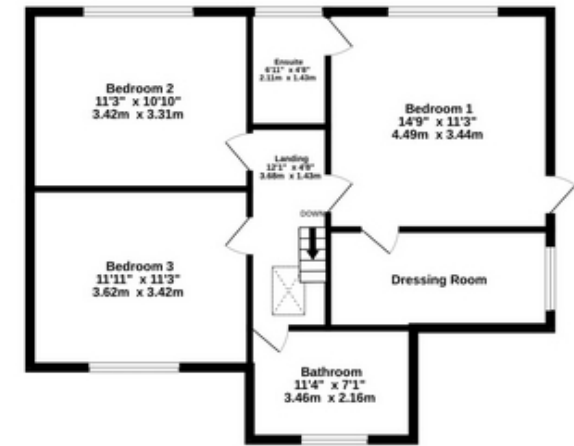
Basement Level
458 sq.ft. (42.6 sq.m.) approx.



Ground Floor
957 sq.ft. (88.9 sq.m.) approx.



1st Floor
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 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.

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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.