

ANY
PART EXCHANGE
WELCOME



Washington Close
Cheadle Hulme, SK8 6JL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Washington Close, Cheadle Hulme, SK8 6JL

In Show-Home Turn-Key Condition throughout, this Executive 5 Bedroom Detached Family Home is Perfectly Located on a Family-Friendly Cul-De-Sac within Catchment of CHHS and Walking Distance to Cheadle Hulme Village and Train Station.. Any PX Welcome.

Discover this hidden gem situated on a quiet cul-de-sac, close to the vibrant amenities of Cheadle Hulme, Cheadle, and Bramhall. This desirable development is not only aesthetically pleasing but also boasts perfectly maintained borders and lawns throughout the neighbourhood.

Upon arrival, you'll be greeted by the grand stature of the house, complete with a perfectly manicured front lawn and bushes. The side driveway leads to a double detached garage with parking for up to four cars, including an EV universal electric car charging point. The garage offers excellent potential for conversion into a home gym or office space.

As you step inside, the impressive Antico herringbone flooring in the hallway immediately catches your eye. The grand gallery staircase and large under stairs storage add a touch of elegance and practicality. To the left, a versatile TV/snug or home office is conveniently adjacent to a downstairs W/C. On the right, the large open-plan lounge welcomes you with its traditional dining area, new carpet and a cosy gas fireplace, perfect for those chilly nights. The dining room at the back of the lounge overlooks the garden, making it ideal for entertaining guests.

The immaculate and spacious kitchen/diner is a standout feature of this home. With its breakfast bar Quartz island, Quartz worktops, Karndean flooring, and integrated appliances including a Neff dishwasher, two double ovens, an induction 5-ring hob with an extractor fan, and a wine cooler, this kitchen is perfect for both casual family breakfasts and more formal meals. Adjacent to the kitchen is a handy utility room with side access, and French doors open out into the large, sun-filled rear garden.

The garden itself is an expansive retreat, featuring an Indian Stone patio area ideal for garden furniture and BBQs. The beautifully landscaped grassy area, with a central path, is great for summer games on the lawn. At the rear of the garden, a versatile summer house can be used as an office or gym, and a charming pergola sitting area provides a peaceful escape. The garden is private, secure, and perfect for relaxation.





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Upstairs, the bright and spacious landing area is infused with natural light, making it an ideal space for a reading corner or office area. Five double bedrooms lead off the landing, four of which have built-in wardrobes. The elegant master bedroom offers ample storage space with sliding robes and features a luxurious en-suite bathroom. The family three-piece bathroom also exudes luxury. The upstairs is bright, cosy, and luxurious in design, with potential for further development into the loft. Located close to train stations, sought-after schools, and motorway links, this property offers excellent connectivity and convenience. This stunning home blends style, comfort, and practicality, making it the perfect family residence. Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing!

The Current Owners Love:

- The privacy of the garden
- The location being within walking distance of local shops and the train station
- The overall spaciousness of the home with its 'homely' feeling



We Have Noticed:

- An immaculate home throughout. Aesthetically pleasing both inside and out. Complete turn key.
- The hallway has such a stunning presence with it's large gallery staircase.
- This home has a very quiet and peaceful, beautiful large rear garden perfect for families and entertaining.





Key Features:

- Any part exchange welcome
- Sought after road and location on a quiet cul-de-sac
- Large mature and peaceful rear garden
- Generous sized bedrooms
- Show home style interior
- A turn Key 5 bedroom home
- Large reception room spaces
- Spacious hallway with Gallery staircase
- Bright and airy large landing
- Handy Laundry room

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2638

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Hallway 16'10" x 12'11" (5.13m x 3.94m)

Lounge 12'5" x 10'1" (3.78m x 3.07m)

WC 5'0" x 4'0" (1.52m x 1.22m)

Living Room 16'0" x 15'5" (4.88m x 4.7m)

Dining Room 12'5" x 9'6" (3.78m x 2.9m)

Utility Room 8'6" x 5'0" (2.59m x 1.52m)

Kitchen/Diner 25'5" x 17'0" (7.75m x 5.18m)

First Floor

Landing 18'3" x 16'11" (5.56m x 5.16m)

Bedroom One 16'5" x 12'5" (5m x 3.78m)

Ensuite 10'5" x 6'5" (3.18m x 1.96m)

Bedroom Two 15'0" x 12'5" (4.57m x 3.78m)

Ensuite 5'5" x 5'5" (1.65m x 1.65m)

Bedroom Three 12'5" x 9'5" (3.78m x 2.87m)

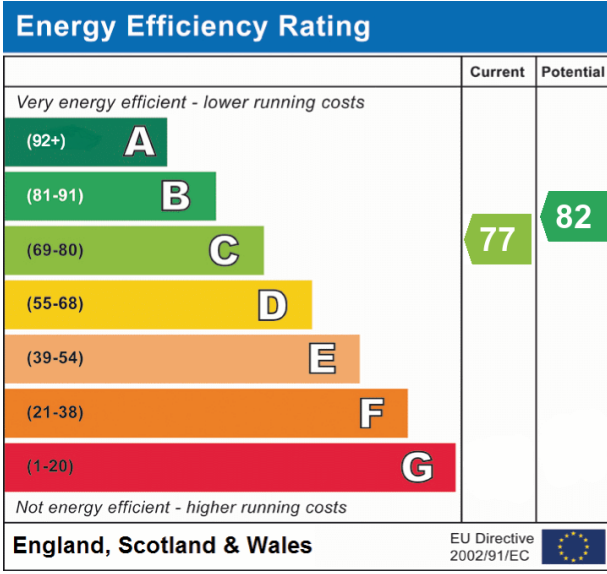
Bedroom Four 10'5" x 10'0" (3.18m x 3.05m)

Bedroom Five 10'0" x 8'10" (3.05m x 2.69m)

Outside

Garage 18'0" x 16'5" (5.49m x 5m)

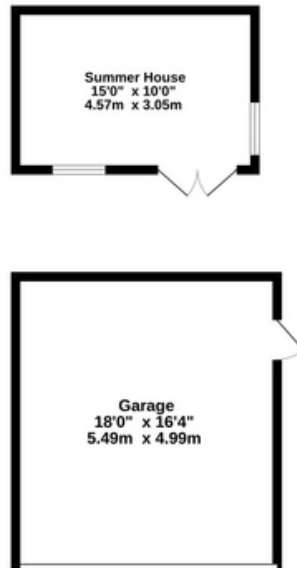
Summer House 15'0" x 10'0" (4.57m x 3.05m)



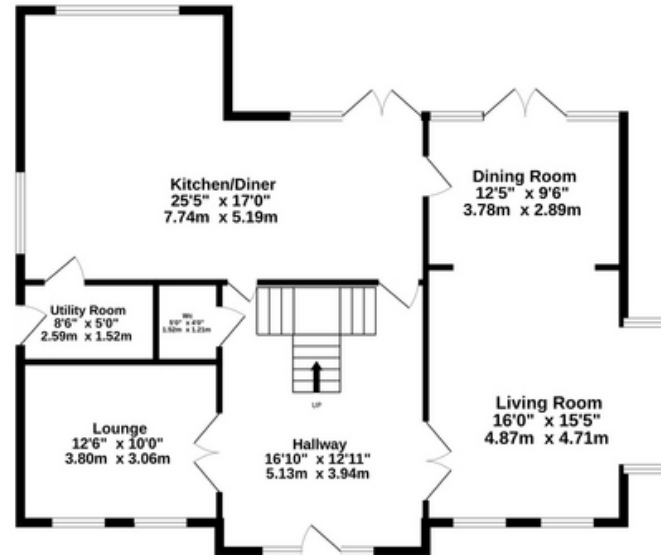


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

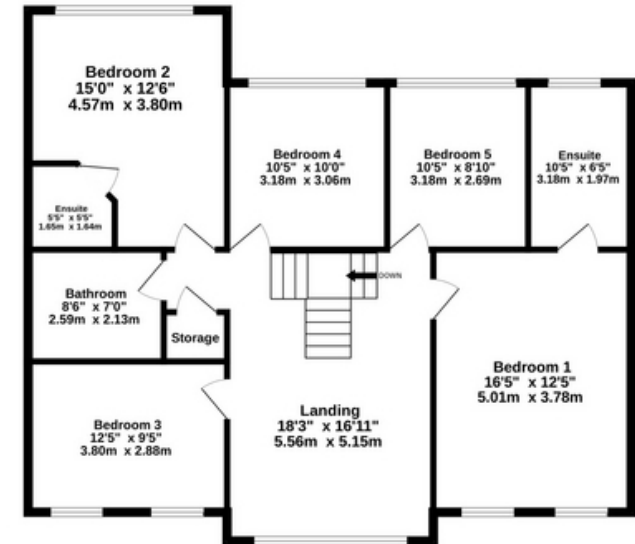
Outside
445 sq.ft. (41.3 sq.m.) approx.



Ground Floor
1098 sq.ft. (102.0 sq.m.) approx.



1st Floor
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.0 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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