

ANY
PART EXCHANGE
WELCOME



Manor Road

Cheadle Hulme, SK8 7DQ

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Manor Road , Cheadle Hulme, SK8 7DQ

Gorgeous, Exceptionally Spacious 1930's 5 Double Bedroom, 3 Reception Detached Family Home on One of the Best Roads in the Area. Stunning Open Plan Kitchen/Dining/Living Space Including Miele Appliances Throughout.

An impressive and charming 1950's five double bedroom, three bathroom detached family home, situated in the heart of desirable Cheadle Hulme on the prestigious Manor Road. Approaching this attractive and well-presented home, securely positioned behind an elegant gated entrance, you are welcomed by a spacious and beautifully maintained driveway providing ample off-road parking for several vehicles. Entering through the inviting porch to the grand front door, you are greeted by a spacious and bright hallway with luxurious Amtico flooring. Off the hallway is a cosy and tastefully decorated living room featuring a stunning curved bay window and an inglenook-style fireplace.

The heart of the home is the gorgeous and light-filled open plan living kitchen, offering an abundance of natural light through the stylish lantern-style window and providing stunning views of the beautifully landscaped garden. The kitchen is fitted with an array of high-end appliances, including a 6-ring induction hob with downdraft, coffee machine, oven and microwave, two warming drawers, fridge freezer, dishwasher, Quooker hot, cold and fizzy water tap, and a wine/beer cooler. Sleek matching wall and base units, along with an island fitted with exquisite Quartz worktops, complete the look. This room provides a wonderful space for cooking, dining, and living, making it the perfect vibrant family hub and the perfect entertaining space! The utility room, fitted with a convenient sink and base units, includes space for a washing machine and tumble dryer and also houses the modern downstairs WC. An additional reception room, currently used as a well-equipped and stylish office with fitted units, offers further versatility. Completing the ground floor is a well-appointed gym, accessed from the kitchen, featuring a large bay window and a single garage.

Leading up the grand staircase to the first-floor landing, you will find five spacious and elegantly decorated double bedrooms and three luxurious bathrooms. The main bedroom is accessed through an impressive dressing room, which includes a dressing table and leads into the expansive bedroom fitted with sleek, modern wardrobes. The modern ensuite shower room includes a large vanity sink unit, double-length shower with rain head, and a heated towel rail. Bedroom two boasts its own chic ensuite shower room, while three further double bedrooms share a stylish family bathroom featuring a floating vanity sink unit and an over-the-bath shower.

The outdoor space is equally impressive, featuring a well-matured and established rear garden, mainly laid to lawn with a variety of plants, borders, and trees, creating a charming and picturesque setting. The garden is thoughtfully separated by flower borders, creating a cosy escape space at the bottom of the garden - this could be used as a secret garden or even a delightful children's playground. At the back of the house, a raised decked area provides the perfect space for entertaining, conveniently located right outside the kitchen's bi-folding doors, allowing for seamless indoor-outdoor living.

This is a truly exceptional property that offers the best of both worlds, combining a superbly appointed interior with a stunning outdoor space. For more information or to view this property, please contact us on 0161 275 1234.





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The Current Owners Love:

- Kitchen/Sunroom is great for parties and summertime outdoor living.
- Quiet and private to the rear, with a lovely garden. A real sanctuary.
- All the rooms and especially the bedrooms are great sizes for our family and occasional guests.....loads of space and storage.



We Have Noticed:

- Premium Turn-Key Home on the Revered Manor Road
- Generous Plot behind Secure Gated Access
- In Catchment area for Cheadle Hulme High School





Key Features:

- Impressive Five Double Bedroom, Three Bathroom Detached Home
- Four Reception rooms plus Utility room, downstairs WC and Integral Garage
- High End Appliances & Fittings, including an integrated Coffee Machine, Quooker hot, cold and fizzy water tap!
- Wonderful Open Plan Living/Dining Kitchen opening out through Bi-Fold Doors onto the Beautifully Landscaped Garden
- Situated on the Prestigious Manor Road in Cheadle Hulme
- Walking distance to Cheadle Hulme Village and Bramhall Park
- Spacious Driveway Securely positioned behind a Gated Entrance
- Catchment for Lane End Primary School and Cheadle Hulme Primary School

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 3214

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Porch 7'5" x 4'5" (2.26m x 1.35m)

Hallway 20'5" x 9'5" (6.22m x 2.87m)

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

Gym 17'0" x 12'0" (5.18m x 3.66m)

Office 12'0" x 11'1" (3.66m x 3.38m)

W/C Utility Room 9'5" x 6'5" (2.87m x 1.96m)

Living Kitchen 30'0" x 25'0" (9.14m x 7.62m)

FIRST FLOOR

Landing 24'10" x 20'10" (7.57m x 6.35m)

Bedroom Two 16'1" x 13'1" (4.9m x 3.99m)

Ensuite 8'5" x 3'5" (2.57m x 1.04m)

Bedroom Four 12'9" x 11'10" (3.89m x 3.61m)

Bathroom 9'5" x 6'5" (2.87m x 1.96m)

Bedroom Five 11'5" x 11'10" (3.48m x 3.61m)

Bedroom Three 15'5" x 13'7" (4.7m x 4.14m)

Dressing Room 11'5" x 4'0" (3.48m x 1.22m)

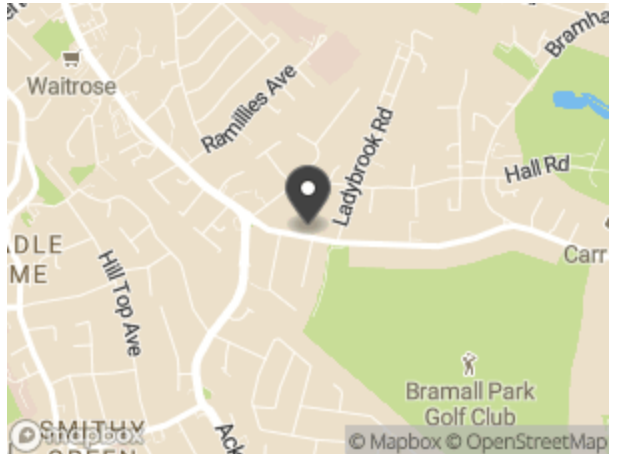
Bedroom One 25'0" x 11'10" (7.62m x 3.61m)

Ensuite 13'7" x 4'0" (4.14m x 1.22m)

Garage 17'0" x 13'0" (5.18m x 3.96m)



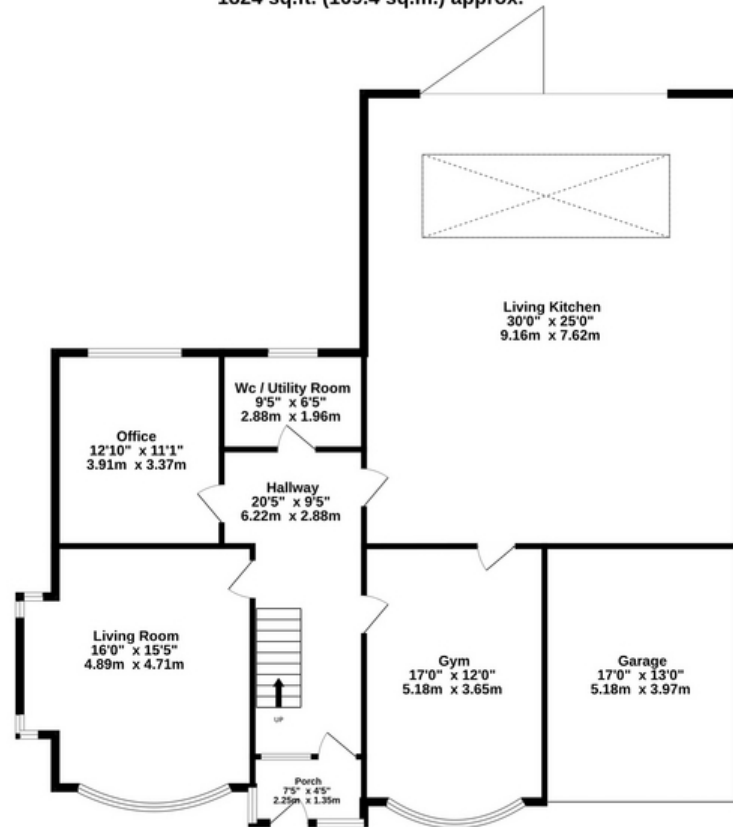
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



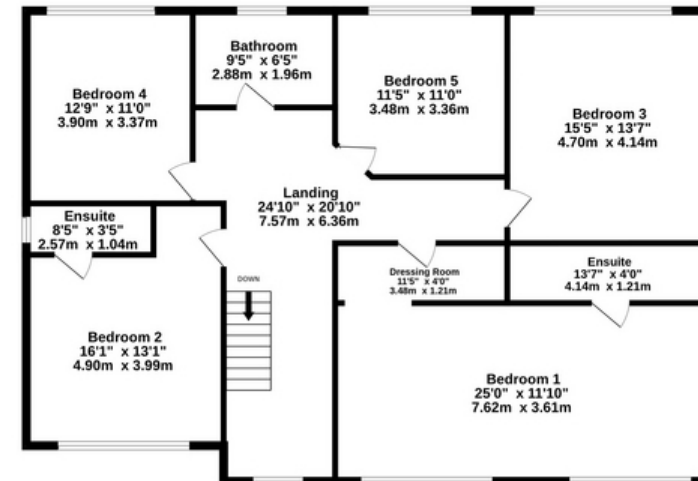


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1824 sq.ft. (169.4 sq.m.) approx.



1st Floor
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 3214 sq.ft. (298.6 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

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.