

ANY  
PART EXCHANGE  
WELCOME



Southdown Crescent  
Cheadle Hulme, SK8 6EQ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Southdown Crescent, Cheadle Hulme, SK8 6EQ

This stunning three-bedroom, two-bathroom detached period home seamlessly blends classic charm with modern convenience.

Heading up the immaculately finished driveway, you are welcomed by a bright and expansive hallway with cleverly integrated under stairs storage. The sophisticated living room features a large, sun-filled bay window and beautiful original details such as graceful picture rails and an art deco ceiling, with a charming gas fire and a stylish surround, creating a warm and inviting atmosphere during the winter months. The generous dining room, located at the rear, showcases another picturesque bay window and classic picture rails. The ultra-modern kitchen is equipped with high-end wall and base units, polished granite countertops, NEFF slide and hide oven door, a sleek warming drawer, microwave oven, an electric 4-hob, and a custom-built Beko fridge & freezer, accompanied by a stunning breakfast bar and island. Elegant French doors open onto a beautifully paved Indian stone patio area in the serene and well-manicured rear west-facing garden. A well-designed utility room adds convenience, providing space for a washing machine, tumble dryer, and additional matching cabinetry with a practical worktop. Completing the ground floor is a luxuriously appointed bathroom, tastefully tiled from floor to ceiling, featuring a freestanding bath and a spacious shower cubicle.

Heading up the beautifully crafted staircase to the first floor, you are greeted by a spacious and airy landing, providing access to three well-proportioned bedrooms, a stylish bathroom, and a convenient storage cupboard. The bright and inviting main bedroom, located at the front of the house, features sleek fitted wardrobes and a large bay window, allowing plenty of natural light to fill the room. Bedroom two also benefits from custom-fitted wardrobes and a charming bay window, while the third bedroom offers ample space and versatility. The bathroom is equipped with a contemporary vanity unit offering generous storage, along with a luxurious shower cubicle featuring a rainfall shower head and elegant tiled flooring, creating a modern, spa-like feel.

The property features an mcb board in the garage controlling both the driveway and garage pillar lights together with the electric garage door, along with the practicality of an outside tap, garden lighting, and outdoor power outlets. Modern remote-controlled blinds are fitted throughout the home, adding both convenience and sophistication. Located within a comfortable 15-minute walk of Cheadle Hulme Station and major shops like Waitrose, John Lewis, and Sainsbury's, this home offers a perfect blend of privacy, modern style, and everyday comfort.



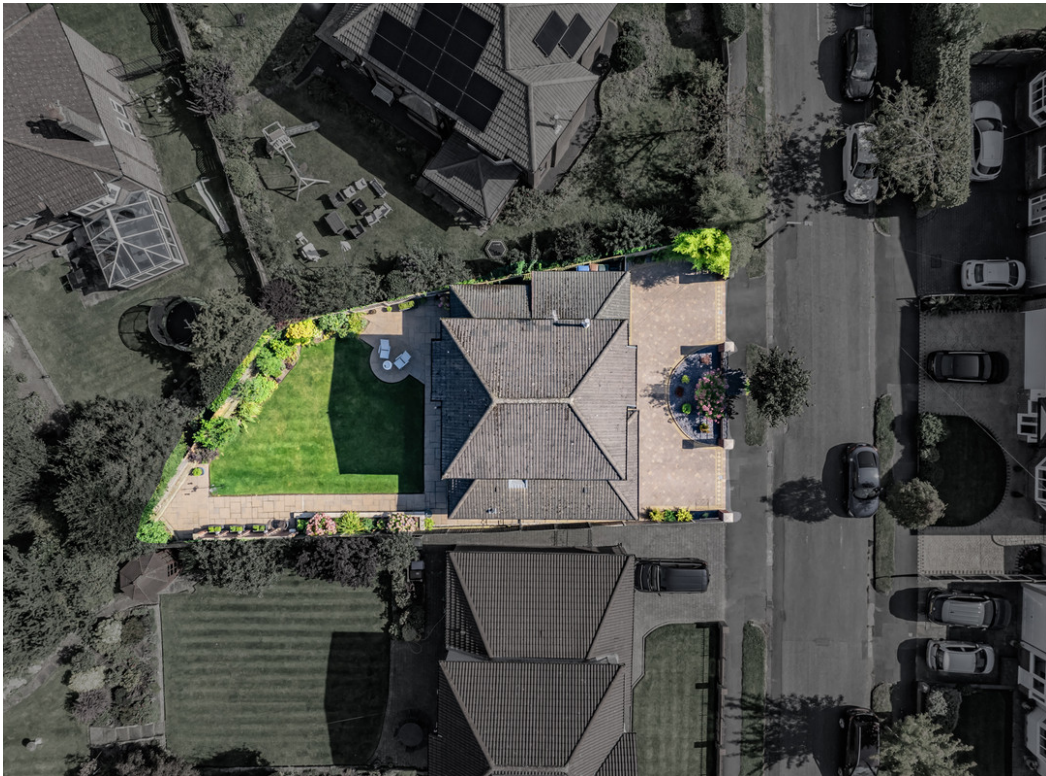
## Southdown Crescent, Cheadle Hulme, SK8 6EQ

### The Current Owners Love:

- The kitchen, the perfect entertaining space with family and friends
- The garden, perfect sun on the patio in summer months
- From the first time we walked in, it felt like home and has been for many years, perfect for our family

### We Have Noticed:

- Great location, catchment area for excellent local schools
- Beautifully finished offering a turn-key home
- All rooms are bright, airy and spacious creating a welcoming feeling







### Key Features:

- A 1930s detached, three bedroom, two bathroom family home
- Situated in a highly desirable location in Cheadle Hulme
- Close to excellent local schools as well as being walking distance of Cheadle Hulme School
- Spacious, bright and airy rooms throughout
- Retains original features throughout

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1607

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

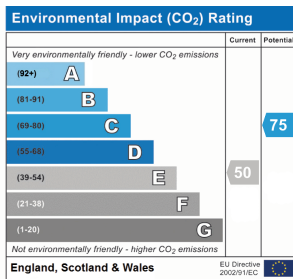
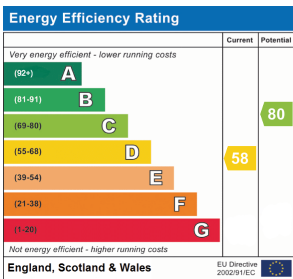
# Property Summary:

## GROUND FLOOR

- Porch
- Living Room 15'0" x 13'7" (4.57m x 4.14m)
- Shower Room 7'7" x 6'5" (2.31m x 1.96m)
- Utility Room 6'5" x 5'7" (1.96m x 1.7m)
- Kitchen 15'11" x 12'4" (4.85m x 3.76m)
- Dining Room 15'9" x 11'5" (4.8m x 3.48m)
- Garage 28'2" x 9'5" (8.59m x 2.87m)

## FIRST FLOOR

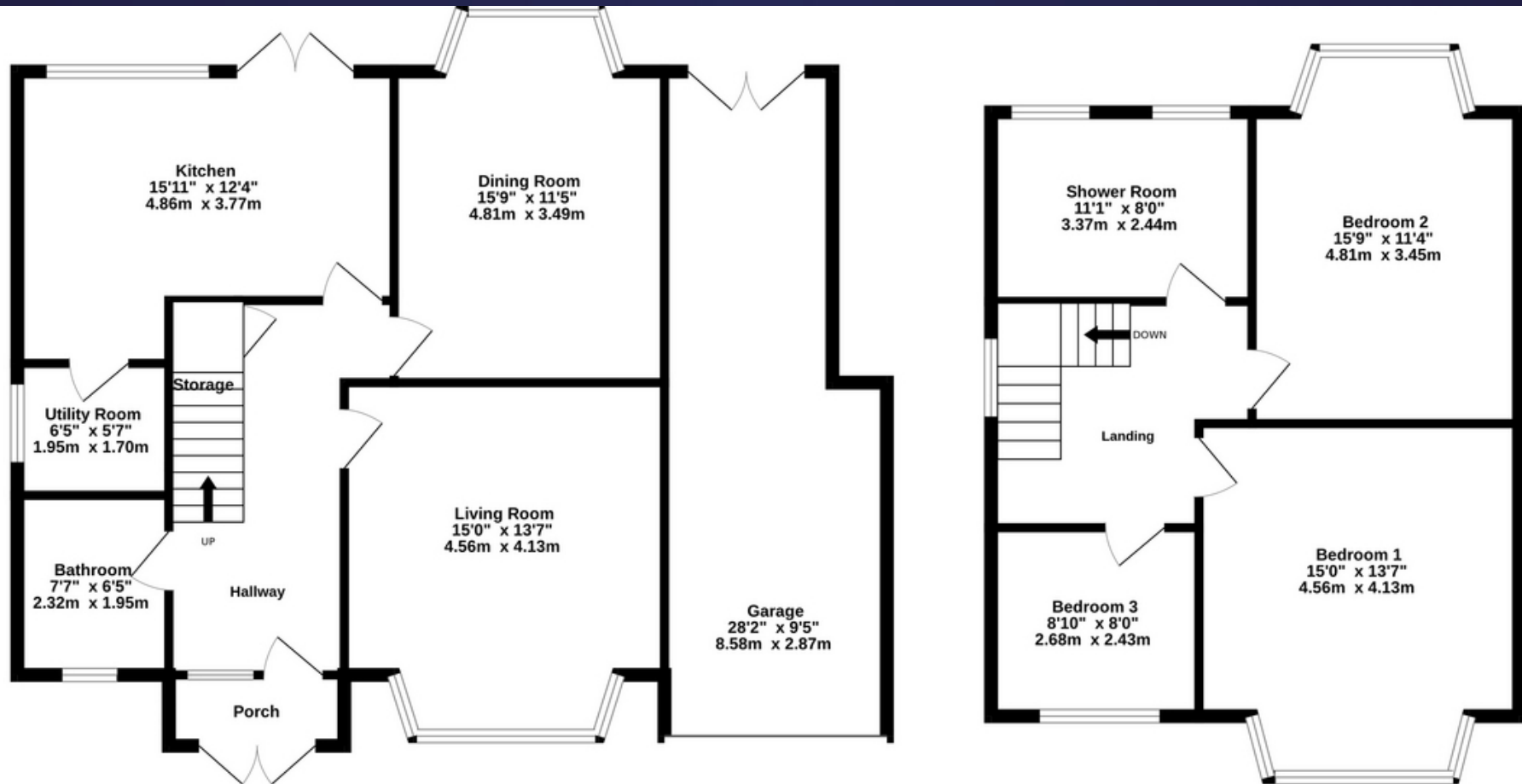
- Landing 11'1" x 9'7" (3.38m x 2.92m)
- Bedroom One 15'0" x 13'7" (4.57m x 4.14m)
- Bedroom Two 15'9" x 11'4" (4.8m x 3.45m)
- Bedroom Three 8'10" x 8'0" (2.69m x 2.44m)
- Bathroom 11'1" x 8'0" (3.38m x 2.44m)







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