

ANY
PART EXCHANGE
WELCOME



Madison Avenue
Cheadle Hulme, SK8 5DF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Madison Avenue, Cheadle Hulme, SK8 5DF

Rare Opportunity – This is a Truly Handsome and Magnificent Five Double Bedroom Victorian Home built in 1897. Madison Avenue is a Family-Friendly Cul-De-Sac, a vibrant Tree-Lined Collection of Substantial Family Homes within 5 mins Walk of Cheadle Hulme Village & Train Stations.

On the sought-after leafy road of Madison Avenue in Cheadle Hulme stands a magnificent five-bedroom, two-bathroom grand home built in 1897. This splendid property boasts a large Indian stone driveway with ample parking space, a detached double garage and access to the rear garden via a heavy duty key coded gate. As you approach the house, steps lead up to the ornate stained glass front door, which opens into a spacious wooden floored hallway featuring a carpeted staircase leading up to the luxurious upper floors.

To the left of the hallway, a wide door opens to the heart of the home - a versatile lounge, kitchen, and dining space. The lounge includes an original fireplace and a bay sash window overlooking the front of the property. The kitchen area is equipped with an integrated dishwasher, a freestanding Cannon range-type oven with six gas rings, a warming drawer, a grill, a fan oven, and a regular oven. The solid oak breakfast bar and granite work surfaces make it perfect for entertaining. There is space for an American fridge freezer, and the stylish wall and base units in cream gloss are soft-closing and include a large larder cupboard for storage.

Running through the downstairs is a wooden floor, which in the dining room and sunroom blends seamlessly into the floor to ceiling windows and a gorgeous glass and oak feature roof. This light-filled room is perfect for family meals or entertaining guests. Solid oak bi-folding doors open onto the patio area, featuring a pergola that is perfect for summer evenings with a glass of wine and a BBQ. The view includes a sun-filled, large lawned mature garden ideal for children's play or family gatherings, with trees such as oak, ash, and plum, as well as raised planters for growing vegetables plus at the bottom of the garden, there is a useful shed for storage.

Inside the home, there is another large, more traditional lounge area with an original feature and working fireplace, making it cosy in winter and cool in summer with the wooden floor. Completing the ground floor is a convenient downstairs WC. Below ground level, steps lead down to a handy cellar with four chambers.





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Ascending the staircase to the first floor, you are welcomed on the landing by a light-infused reading corner and three spacious bedrooms. The master bedroom is a bright, spacious room with a large bay window and an additional window, providing a calm atmosphere and ample storage space. The en suite bathroom features limestone tiles, underfloor heating, a walk-in double shower, a toilet, a bidet, and a freestanding sink. The spare bedroom, with original stained glass windows, is also generously sized, and the final bedroom on this floor is currently used as an office or large study, roomy enough for two people to work in. The top floor houses two large double rooms, one with Velux windows and one with stunning stained glass. There is also a beautiful, underfloor heated family bathroom with a freestanding bath, a large shower, a toilet, and a freestanding sink. High ceilings with original period ceiling paneling ensure this house feels bright and spacious. The area of Cheadle Hulme is very popular, with schools rated excellent and convenient access to all amenities, leisure facilities, and good motorway links. This property is truly a must-see!

The Current Owners Love:

- This has been a very happy house, it has been a perfect home for our family growing up, and the street community is fantastic
- Surprisingly for a Victorian house, It is really light and bright, it's uplifting
- Being close to shops, station and the school has made life so much easier for us as a family

We Have Noticed:

- The Grandeur of the house both exterior and interior. Large spacious rooms and lots of living space makes it the perfect family home
- This home has a beautiful, large, mature garden
- The location of this home is second to none. On a gorgeous leafy road in the heart of Cheadle Hulme, local to all outstanding local schools, amenities and transport links







Key Features:

- Located on one of the finest roads in Cheadle Hulme
- Tree lined road tucked away but only a stones throw from Cheadle Hulme Centre and Train Station
- 5 Bedroom Victorian Semi-Detached Home over 4 floors on the coveted Madison Avenue
- 3 Beautifully presented reception rooms with period features and high ceilings
- Detached double garage
- Large cellars and stylish downstairs WC
- Underfloor Heating in the stunning family bathroom and master bedroom en-suite
- Large Indian stone driveway plus secure key coded gated access to rear garden
- Bright and airy sun room/dining room with feature solid oak/glass roof plus oak bi-folding doors opening onto the pretty patio
- Large and private lawned garden with raised planters, beautiful patio area and pergola

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 3372

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Basement

Cellar 13'7" x 9'11" (4.14m x 3.02m)

Cellar 9'11" x 4'5" (3.02m x 1.35m)

Cellar 15'0" x 11'11" (4.57m x 3.63m)

Cellar 34'5" x 7'0" (10.49m x 2.13m)

Ground Floor

Sitting Room 18'0" x 13'5" (5.49m x 4.09m)

Living Room 15'0" x 12'0" (4.57m x 3.66m)

Kitchen 18'0" x 10'0" (5.49m x 3.05m)

Dining Room 11'0" x 10'0" (3.35m x 3.05m)

W/C 7'1" x 4'0" (2.16m x 1.22m)

First Floor

Bedroom One 17'1" x 16'0" (5.21m x 4.88m)

Ensuite 11'0" x 5'0" (3.35m x 1.52m)

Bedroom Four 18'0" x 13'5" (5.49m x 4.09m)

Bedroom Five 12'0" x 11'0" (3.66m x 3.35m)

Second Floor


Bedroom Two 19'0" x 16'1" (5.79m x 4.9m)

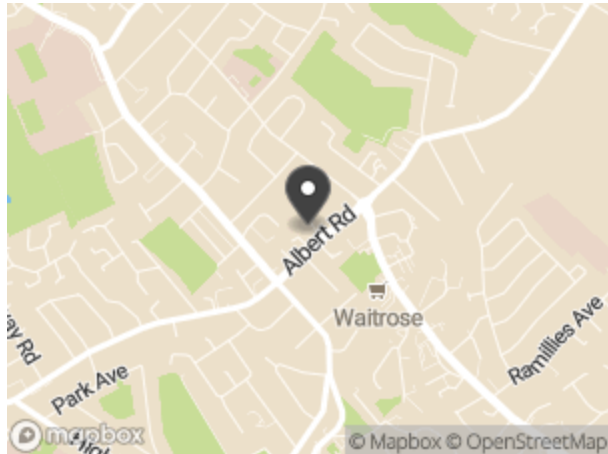
Bedroom Three 18'0" x 13'0" (5.49m x 3.96m)

Bathroom 14'10" x 10'0" (4.52m x 3.05m)

Garage 20'10" x 17'0" (6.35m x 5.18m)

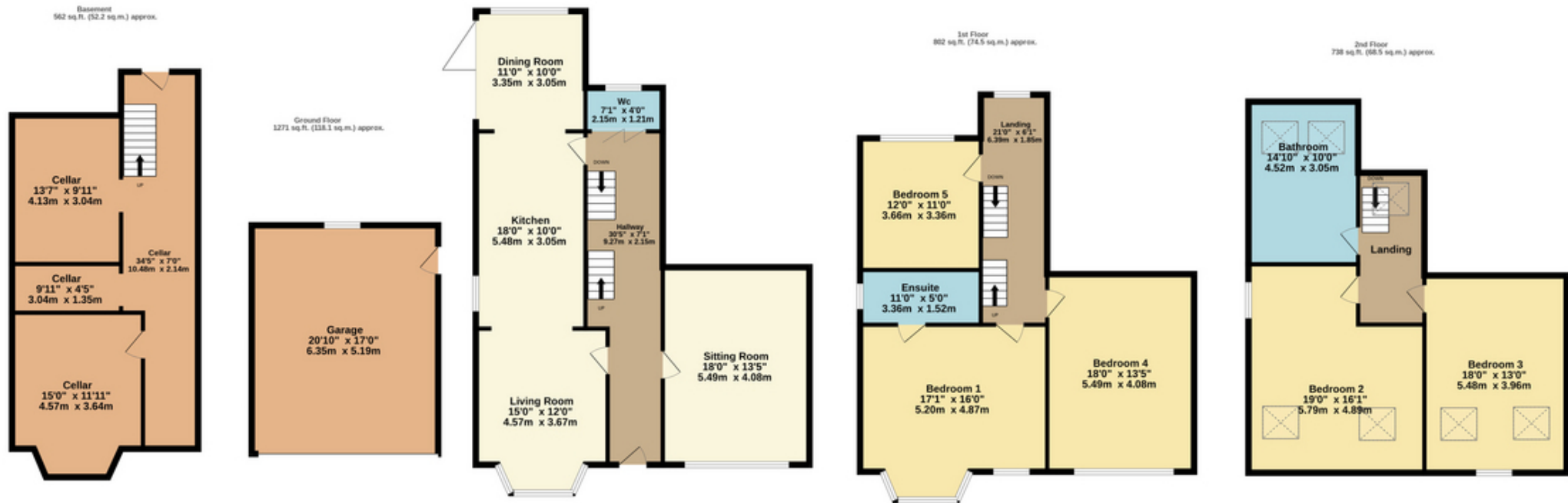


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





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



TOTAL FLOOR AREA : 3372 sq.ft. (313.3 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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