

ANY  
PART EXCHANGE  
WELCOME



SHRIGLEY ROSE & CO  
Bespoke Estate Agents

Daylesford Road  
Cheadle, SK8 1LE

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## Daylesford Road, Cheadle, SK8 1LE

ONCE IN A LIFETIME OPPORTUNITY. This is "THAT House" that for so many years people have tried to purchase off market; Create Your Very Own Bespoke Masterpiece on this Huge Plot. PLEASE NOTE THE CGI IMAGES REPRESENT WHAT THE EXTENDED HOME COULD LOOK LIKE SUBJECT TO ALL NECESSARY PLANNING CONSENTS.

The property is literally a Blank Canvas, the property is in need of Total Renovation, either a knock down and new build or remodel and extend, it has illustrated plans with renders comes to around 7800sqft

The imagery displayed is a digital artist's impression of what could be achieved, the world literally is your oyster. The plot is large enough to accommodate a substantial dwelling as precedents have already been set numerous times all along Daylesford road

### We Have Noticed:

- Build Your Dream Home
- One of the Finest Roads in Cheadle with a multitude of Individually Designed Family Homes
- Rare Opportunity









### Key Features:

- ONCE IN A LIFETIME OPPORTUNITY
- This is “THAT House” that for so many years people have tried to purchase off market....
- Build Your Dream Home
- Huge Plot circa 0.65 Acres
- Magnificent Grounds
- Highly Regarded Location
- Create your own Bespoke Masterpiece
- In and Out Driveway

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2878

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

# Property Summary:

## Ground Floor

### Porch

**Hallway** 16'2" x 11'6" (4.93m x 3.51m)

**WC** 7'6" x 6'4" (2.29m x 1.93m)

**Reception Room** 25'0" x 16'2" (7.62m x 4.93m)

**Reception Room** 16'1" x 13'10" (4.9m x 4.22m)

**Reception Room** 16'1" x 12'4" (4.9m x 3.76m)

**Reception Room** 26'2" x 11'0" (7.98m x 3.35m)

**Utility Room** 11'5" x 5'3" (3.48m x 1.6m)

**Integral Garage** 11'5" x 5'3" (3.48m x 1.6m)

## First Floor

**Landing** 31'0" x 19'7" (9.45m x 5.97m)

**Bathroom** 11'0" x 6'1" (3.35m x 1.85m)

**Room** 8'8" x 6'5" (2.64m x 1.96m)

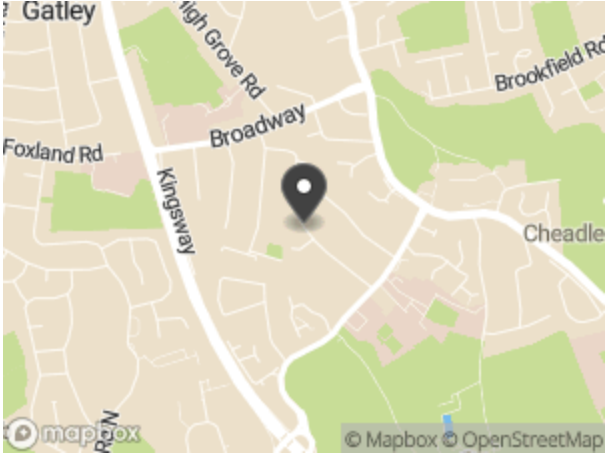
**Bathroom** 8'8" x 6'1" (2.64m x 1.85m)

**Bedroom 1** 16'5" x 16'2" (5m x 4.93m)

**Bedroom 2** 16'2" x 11'0" (4.93m x 3.35m)

**Bedroom 3** 12'7" x 11'0" (3.84m x 3.35m)

**Bedroom 4** 12'7" x 9'11" (3.84m x 3.02m)



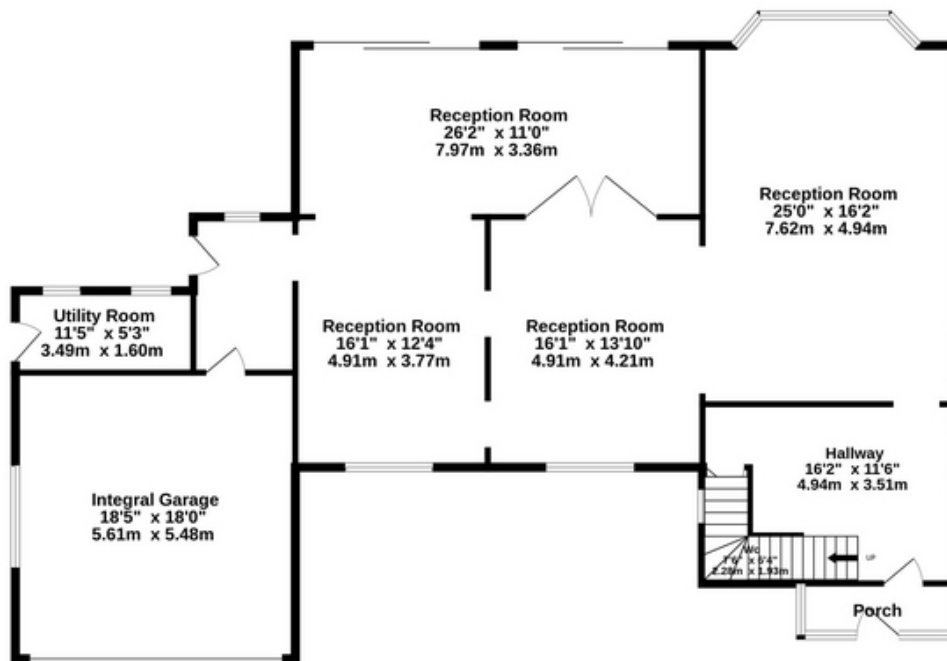




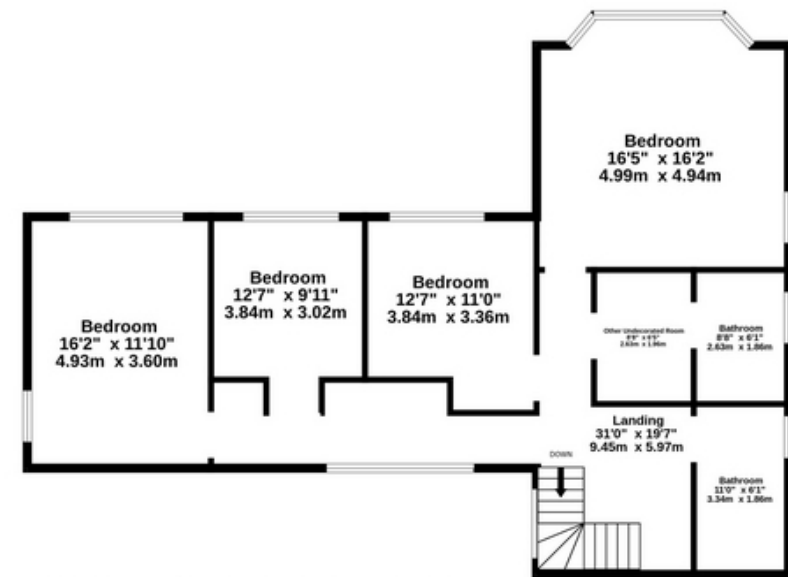


**DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.**

**Ground Floor**  
1779 sq.ft. (165.3 sq.m.) approx.



**1st Floor**  
1099 sq.ft. (102.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2878 sq.ft. (267.4 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

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