

ANY
PART EXCHANGE
WELCOME



Bruntwood Lane
Cheadle, SK8 1HS

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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This charming and welcoming period detached family home is situated in an enviable location on the prestigious 'Bruntwood Lane', offering convenient access to both Bruntwood Park and Cheadle Village. As you approach the property, you're greeted by wrought iron gates leading to a private driveway, setting the tone for the elegance within. Upon entering through the wrought iron gates, you're welcomed by an attractive porch adorned with arched windows, adding character to the period home. Stepping into the elegant hallway, you'll notice stunning dado rails, wall panelling, and solid Oak flooring, setting a sophisticated tone throughout the house. A convenient storage cupboard is also available in the hallway. The living room exudes warmth with its inglenook fireplace retaining stained glass windows, complemented by a living flame gas fire with a surround. Dual aspect windows offer views of the garden, while the solid Oak flooring adds to the character and charm of the room. Adjacent to the living room is the dining room, boasting a spacious bay window and a decorative ceiling rose, perfect for hosting gatherings or intimate family dinners. For additional relaxation space, there's a sitting room featuring a roof lantern that floods the room with natural light. French doors open up onto the garden, creating a seamless indoor-outdoor flow, ideal for enjoying sunny days or entertaining guests. The kitchen is fitted with matching wall and base units, complemented by integrated appliances, ensuring both style and functionality. An impressive utility room/boot room provides the perfect addition to the family home, offering a practical space to keep muddy paws or shoes away from the rest of the home, especially with its proximity to Bruntwood Park. To complete the ground floor, there's a stylish downstairs WC, and two attached garages. Overall, this period detached family home offers a perfect blend of charm, warmth, and practicality, making it an ideal haven for family living in a sought-after location.

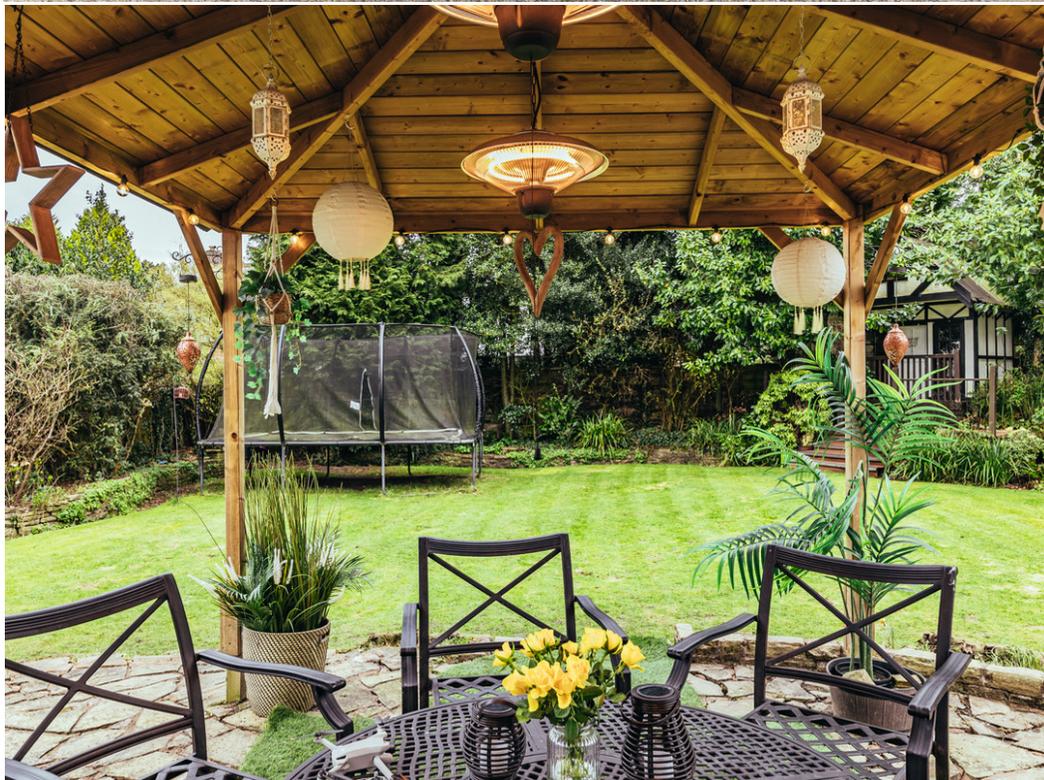
Ascending to the first floor, you're greeted by a landing adorned with a beautiful stained glass feature window, offering picturesque views of the garden and allowing ample natural light to flood through, creating a serene ambiance throughout the space. Bedroom one is a delightful retreat, boasting an inglenook with stained glass windows, providing a unique focal point to the room. Dual aspect windows offer captivating views to both the front and back of the property, filling the room with natural light. This bedroom is further enhanced by a modern ensuite shower room, providing convenience and luxury for the occupants. Continuing along the landing, you'll find three additional double bedrooms, each offering comfortable and inviting spaces for rest and relaxation. One of the bedrooms features a fantastic space that could accommodate a dressing room and walk-in wardrobe, adding a touch of luxury and practicality to the room. The family bathroom exudes charm with its quirky design, featuring a sunken bath, separate walk-in shower with a rain head, and a stylish vanity sink unit. A bay window, adorned with stained glass, adds character to the space while allowing natural light to illuminate the room. In summary, the first floor of this period detached family home offers a blend of character, comfort, and functionality, providing an idyllic retreat for the occupants to enjoy.





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Outside, the property boasts a meticulously landscaped rear garden, providing a serene retreat for outdoor relaxation and entertainment. An impressive pagoda offers shade and shelter during the summer months, creating the perfect setting for socializing with family and friends. A spacious patio area is surrounded by borders of shrubs and bushes, adding colour and charm to the outdoor space. Additionally, a decking area provides a tranquil spot for al fresco dining or simply enjoying the fresh air. A quaint summer house adds further appeal, offering a peaceful retreat for reading, relaxation, or indulging in hobbies. Situated on Bruntwood Lane, this property enjoys an enviable location close to local amenities in Cheadle Village, including shops, restaurants, and cafes. Residents also have convenient access to Cheadle Leisure Centre and The Village Hotel, providing opportunities for fitness and leisure activities. Families and furry friends alike will appreciate the proximity to Bruntwood Park, which offers expansive green spaces and scenic walking trails, ideal for evening strolls or outdoor recreation. Furthermore, the property falls within the catchment area for excellent local schools, making it an ideal choice for families seeking quality education options for their children. In summary, this period detached family home on Bruntwood Lane offers not only a charming and inviting living space but also the convenience of nearby amenities and recreational opportunities, making it the perfect place to call home for families and individuals alike.



The Current Owners Love:

- The memories we have made with our four gorgeous girls, growing from babies to young adults
- Beautiful area and having Bruntwood Park literally on our doorstep
- Having the space and comfort to enjoy lots of celebrations, including house parties, marques for special birthdays and big family Christmas dinners

We Have Noticed:

- The amazing boot room, perfect for families with furry friends and little ones, keeps the mud footprints away from the rest of the house
- Fantastic plot which scope to create the perfect family home
- Situated on one of the most prestigious roads in Cheadle





Key Features:

- ANY PART EXCHANGE WELCOME
- A 1930's period four bedroom detached family home
- Retains character and many original features throughout
- Good sized rear garden, equipped with a pretty pagoda making it a perfect place to sit and enjoy in the summer months
- Potential to add value and create a perfect family home
- Sits on one of the most sought after roads in Cheadle
- In/Out driveway for several cars
- Two attached garages and a utility/boot room

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2794

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch 13'10" x 9'11" (4.22m x 3.02m)

Hallway 15'9" x 13'11" (4.8m x 4.24m)

Living Room 23'10" x 14'3" (7.26m x 4.34m)

Dining Room 16'5" x 14'0" (5m x 4.27m)

Sitting Room 18'3" x 16'10" (5.56m x 5.13m)

Kitchen 22'0" x 9'10" (6.71m x 3m)

WC 6'5" x 3'7" (1.96m x 1.09m)

Utility Room/Boot Room 11'10" x 6'5" (3.61m x 1.96m)

FIRST FLOOR

Landing 18'6" x 10'4" (5.64m x 3.15m)

Bedroom One 23'10" x 14'3" (7.26m x 4.34m)

Ensuite 7'0" x 5'5" (2.13m x 1.65m)

Bedroom Two 14'10" x 14'0" (4.52m x 4.27m)

Bedroom Three 13'10" x 9'0" (4.22m x 2.74m)

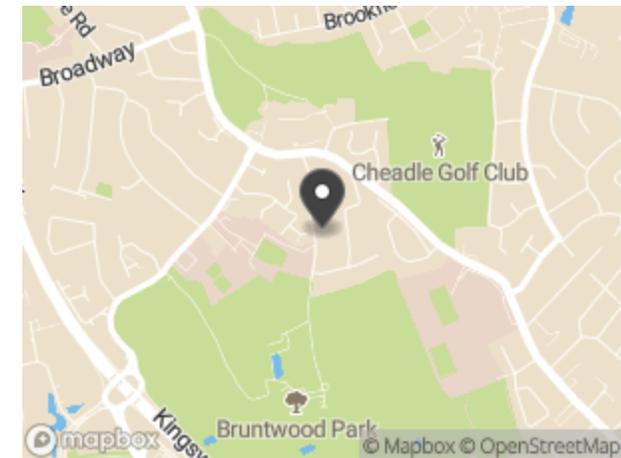
Dressing Room 8'11" x 8'0" (2.72m x 2.44m)

Wardrobe 8'0" x 5'10" (2.44m x 1.78m)

Bedroom Four 13'5" x 10'4" (4.09m x 3.15m)

Bathroom 9'4" x 8'9" (2.84m x 2.67m)

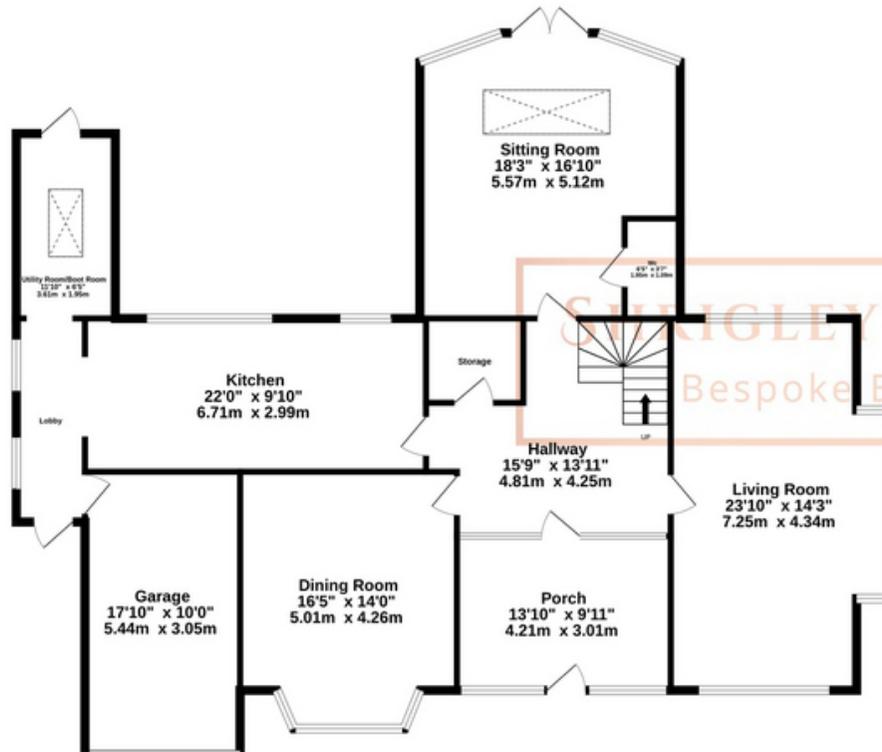
WC 5'10" x 3'0" (1.78m x 0.91m)



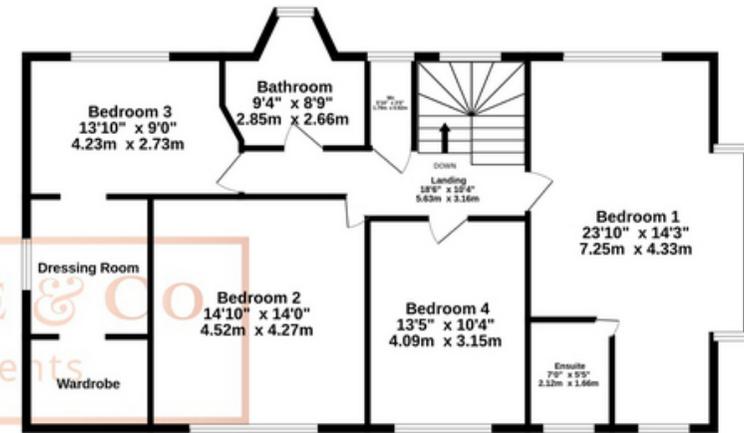


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1701 sq.ft. (158.0 sq.m.) approx.



1st Floor
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 2794 sq.ft. (259.5 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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