

ANY
PART EXCHANGE
WELCOME



Gillbent Road

Cheadle Hulme, SK8 6NH

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Gillbent Road, Cheadle Hulme, SK8 6NH

Welcome to this stunning 1930's turn-key home, perfectly situated in a highly sought-after area of Cheadle Hulme. Located within the catchment area for the renowned Cheadle Hulme High School, this residence offers an ideal blend of convenience, style, and modern living. Upon entering the home, you are welcomed by a handy porch area, perfect for storing coats and shoes. This leads into a spacious and bright hallway, setting the tone for the rest of the property with its airy feel and stylish design. Heading into the spacious and bright living room features a stunning bay window that floods the space with natural light. Adding to its charm, a cozy wood-burning fire creates a warm and inviting atmosphere, perfect for relaxing or entertaining. The living room seamlessly flows into the spacious dining area through a beautifully designed opening, enhancing the sense of space and connectivity. This generous dining area is perfect for hosting formal dinners, enjoying family meals, or entertaining guests, making it a versatile and welcoming space for any occasion. The double doors from the dining area open into a stunning and spacious kitchen, designed to be the heart of the home. This beautifully crafted space features granite work tops, high-end integrated appliances which include a NEFF Gas Hob and a full size dishwasher and many more excellent appliances, sleek finishes, and copious storage. The room is exceptionally bright, thanks to Velux windows, large windows overlooking the garden, and elegant bifold doors that seamlessly connect the indoor and outdoor spaces. This design enhances the flow of natural light and creates the perfect setting for modern family living and entertaining. Just off the kitchen, a small step leads to an additional living area, providing a cosy and relaxed space for family or guests to unwind while you cook. This versatile area enhances the open-plan feel of the home, making it perfect for socializing. Additionally, off the kitchen you will find a handy utility room and a convenient downstairs WC add practicality and ease to everyday living. The first-floor accommodation also offers access to a spacious garage, providing oodles of storage and secure parking. This nifty space is perfect for housing a vehicle, additional storage, or even a potential workshop area. Heading upstairs, you are welcomed by a spacious and airy landing that provides access to four well-proportioned bedrooms and two beautifully designed bathrooms. This thoughtfully laid-out space ensures comfort and convenience for the whole family. The main bedroom is a generous and bright space, offering plenty of room for relaxation and comfort. An additional walk-in wardrobe area provides ideal storage for clothing and accessories. Off the bedroom, you'll find a stylish and modern ensuite, equipped with a WC, wash basin, and a large walk-in shower, creating a private and luxurious retreat. The remaining bedrooms include two generously sized double rooms, perfect for family members or guests, and a charming single room that could be used as a nursery, home office, or a cosy bedroom. Each room is thoughtfully designed, offering plenty of space and natural light. The second floor also features a large family bathroom, thoughtfully designed for convenience and comfort. It is equipped with a WC, wash basin, a relaxing bath, and a shower over the bath, providing a useful and stylish space for the whole family to enjoy.







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Now, let's head outside the home. The front of the property features a spacious, paved driveway, providing plenty of room for several vehicles. This highly functional space offers excellent convenience and accessibility, adding to the practicality and charm of the home. It also provides convenient access to the large double garage, offering additional storage space or secure parking for two vehicles, further enhancing the practicality and functionality of the property. Heading to the rear, the home features a generously sized south-east facing garden, providing plenty of sunlight throughout the day. The garden is thoughtfully designed with a spacious patio area for outdoor entertaining, a vast lawned space perfect for relaxation or play, and vibrant flower beds that bring a burst of colour and beauty to the landscape. This home benefits from the addition of solar panels, EV charging point and solar storage batteries, making it an energy-efficient and cost-effective property. The solar panels help reduce energy bills while contributing to a more sustainable and environmentally friendly living space. The location of this home is ideal, offering the perfect balance of convenience and accessibility. You are within walking distance to the centre of Cheadle Hulme, and in the catchment area for Cheadle Hulme High School. Additionally, you are conveniently close to excellent transport links and major roadways, providing easy access to the city centre as well as surrounding villages and towns.

The Current Owners Love:

- The kitchen is spacious and designed for family gatherings, making it the heart of the home.
- The house is consistently sunny, warm, and bright throughout the year, creating a vibrant and inviting atmosphere.
- Our bedrooms are spacious, offering plenty of room to relax and unwind.

We Have Noticed:

- We have noticed the beautiful large south-east facing garden, which is a real highlight of the home. The garden is spacious, bathed in sunlight throughout the day, and offers a peaceful retreat with its well-maintained lawn, vibrant flower beds, and inviting patio area.
- This home is exceptionally cost-effective and eco-friendly, thanks to its solar panels and impressive EPC rating. These features not only help reduce energy bills but also contribute to a more sustainable and environmentally conscious lifestyle.
- This home boasts a large footprint and versatile living spaces, providing plenty of room for both family and guests. Its thoughtful layout makes it an ideal home for everyone, offering comfort, flexibility, and a welcoming atmosphere for all.





Key Features:

- ANY PART EXCHANGE WELCOME
- Catchment for Cheadle Hulme High School High School
- Beautiful SOUTH EASTERLY facing garden
- This home is fitted with solar panels making it cost effective and eco friendly
- Large driveway for multiple vehicles
- Highly sought after location
- Substantially extended semi-detached home
- Versatile living accommodation throughout the home

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1850

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Porch 3'0" x 6'0" (0.91m x 1.83m)

Hallway 11'10" x 12'2" (3.61m x 3.71m)

Storage

Living Room 14'0" x 10'10" (4.27m x 3.3m)

Sitting / Dining Room 13'5" x 11'5" (4.09m x 3.48m)

Sitting Room 10'0" x 9'10" (3.05m x 3m)

Kitchen 23'5" x 13'0" (7.14m x 3.96m)

Utility Room 6'0" x 13'0" (1.83m x 3.96m)

WC 3'0" x 5'0" (0.91m x 1.52m)

Garage 9'5" x 21'0" (2.87m x 6.4m)

FIRST FLOOR

Landing 10'0" x 8'8" (3.05m x 2.64m)

Bedroom One 9'5" x 15'5" (2.87m x 4.7m)

Wardrobe 3'5" x 6'0" (1.04m x 1.83m)

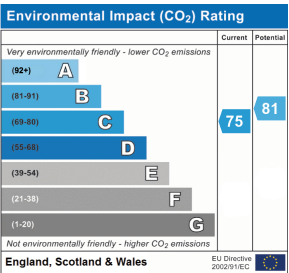
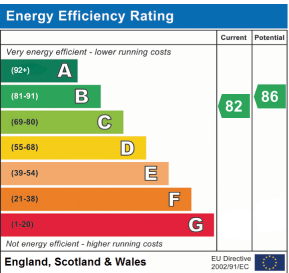
Ensuite 9'5" x 3'10" (2.87m x 1.17m)

Bedroom Two 13'5" x 10'10" (4.09m x 3.3m)

Bedroom Three 13'5" x 11'5" (4.09m x 3.48m)

Bedroom Four 6'7" x 8'0" (2.01m x 2.44m)

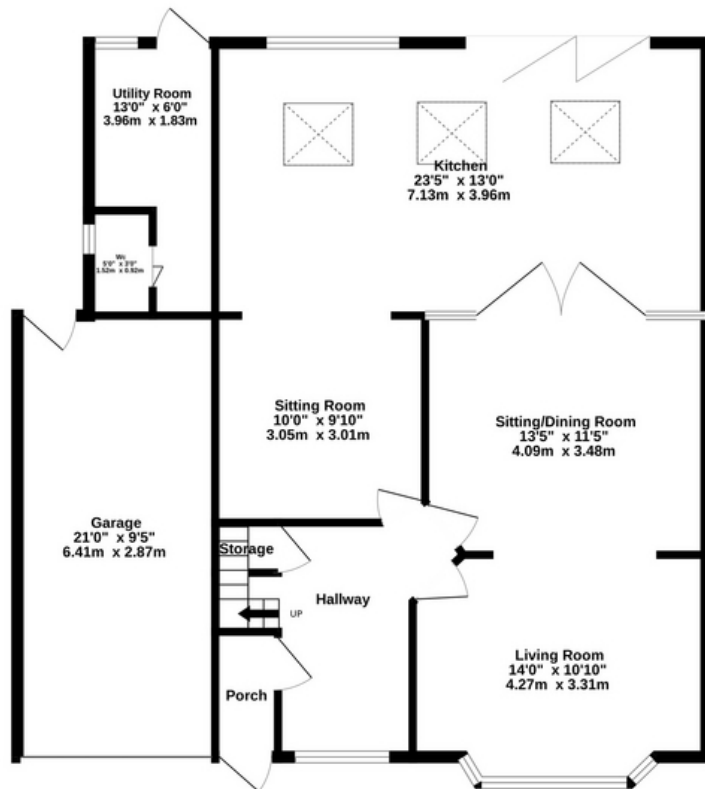
Bathroom 10'0" x 6'5" (3.05m x 1.96m)



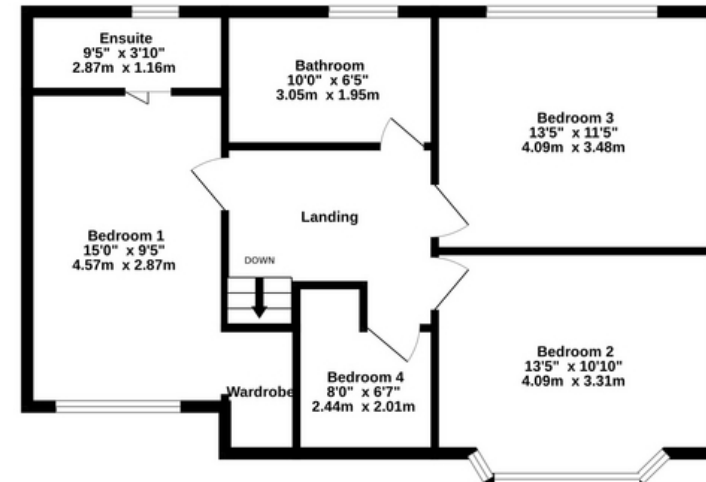


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1082 sq.ft. (100.6 sq.m.) approx.



1st Floor
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1850sq.ft. (171.9 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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