

ANY
PART EXCHANGE
WELCOME



Meadows Road
Cheadle Hulme, SK8 6EJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Meadows Road, Cheadle Hulme, SK8 6EJ

An exciting newly refurbished five bedroom, four bathroom detached family home. You are greeted by a block paved in out driveway, providing ample space for many vehicles. Entering the home through the porch you are welcomed by the tiled hallway providing access to four reception rooms. A spacious living room to the front with a living flame gas fire and surround. A cosy sitting room with a lovely bay window and a living flame gas fire and surround. A lounge with two large windows creating light into this reception room and a log burner. The heart of this family home is the dining kitchen/family room, the cosy but also spacious space is perfect for family gatherings and a quiet night in. The kitchen is fitted with sleek matching wall and base units, integrated appliances and a fabulous island. The island hosts a Belfast sink, wine cooler and also a breakfast bar area. A cosy snug area with a wood burning stove, the perfect place to retreat after a long day. Dining area with bi-folding doors onto the patio area and sky lantern proving the perfect lighting. Finishing the ground floor is a downstairs WC with a storage cupboard, utility room with plenty of storage, space for washing machine and tumble dryer and access to the outside. A study/office room and a gymnasium that has French doors opening on to the garden, letting the outside air in.

Heading up the stairs to the first floor is a well-appointed landing leading to five bedrooms and four bathrooms. Bedroom one has access to its own dressing room and ensuite bathroom, with fitted units and a separate shower. Bedroom two and three with ensuite shower rooms and dressing rooms. Bedroom four with dressing room and bedroom five with a bay window. A stylish family bathroom completes this floor, a roll top free standing bath, vanity sink unit, double length shower, heated towel rail and storage cupboard, great space for all your toiletries and towels.

Outside is a huge garden to the rear, mainly laid to lawn with plants, shrubs and trees. A patio at the back of the home is a great space for your family BBQ's and relaxing in the summer months. A summer house and a detached garage providing that extra storage for all your summer essentials. Meadows Road is situated in a popular location in Cheadle Hulme. Close to Cheadle Hulme School and within catchment area for Cheadle Hulme High School. Close to local amenities including and John Lewis, Sainsburys and David Lloyd.



The Current Owners Love:

- We initially fell in love with this house due to the large bedrooms that some have ensembles and walk in wardrobes which was perfect for our family
- The location and quiet road, our beautiful home has a real homely feel
- The garden, which is a great space for our family, whether it be for family BBQ's or a quiet afternoon enjoying the sun in the summer months

We Have Noticed:

- The aesthetics of the house, internal and external its a very attractive house throughout
- The great dining kitchen space, that has underfloor heating making the room lovely and cosy
- There is a lot of storage throughout this family home which is great for any sized family







Key Features:

- Extended, Detached, Family Home
- Five bedrooms (four doubles), four bathrooms and four dressing rooms
- A home office space, utility room, downstairs WC and gym space
- Dining kitchen/family room, creating the perfect haven for family days and evenings
- Three reception rooms, that can be used to suit your family needs
- Spacious enclosed rear garden with outbuilding and large patio area
- Catchment area for Cheadle Hulme High School and walking distance of Cheadle Hulme School

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3519

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Porch

Hallway

Sitting Room 14'3" x 14'0" (4.34m x 4.27m)

Living Room 17'0" x 14'2" (5.18m x 4.32m)

Lounge 21'7" x 18'10" (6.58m x 5.74m)

Study 22'1" x 6'7" (6.73m x 2.01m)

Kitchen 17'11'0" x 14'4" (5.21.51m x 4.37m)

Family/Dining Room 17'5" x 8'6" (5.31m x 2.59m)

Utility Room 13'8" x 13'1" (4.17m x 3.99m)

WC 8'0" x 7'3" (2.44m x 2.21m)

Gymnasium 9'6" x 7'9" (2.9m x 2.36m)

Landing 13'10" x 9'6" (4.22m x 2.9m)

Bedroom One 17'0" x 11'1" (5.18m x 3.38m)

Dressing Room 13'0" x 5'5" (3.96m x 1.65m)

Ensuite

Bedroom Two 19'9" x 12'3" (6.02m x 3.73m)

Ensuite

Dressing Room

Bedroom Three 16'7" x 12'3" (5.05m x 3.73m)

Ensuite

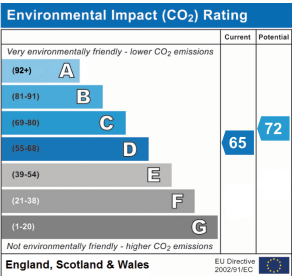
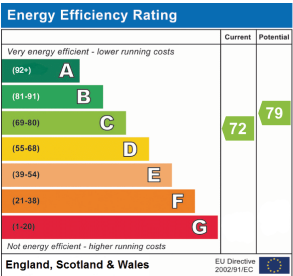
Dressing Room

Bedroom Four 17'10" x 9'3" (5.44m x 2.82m)

Dressing Room

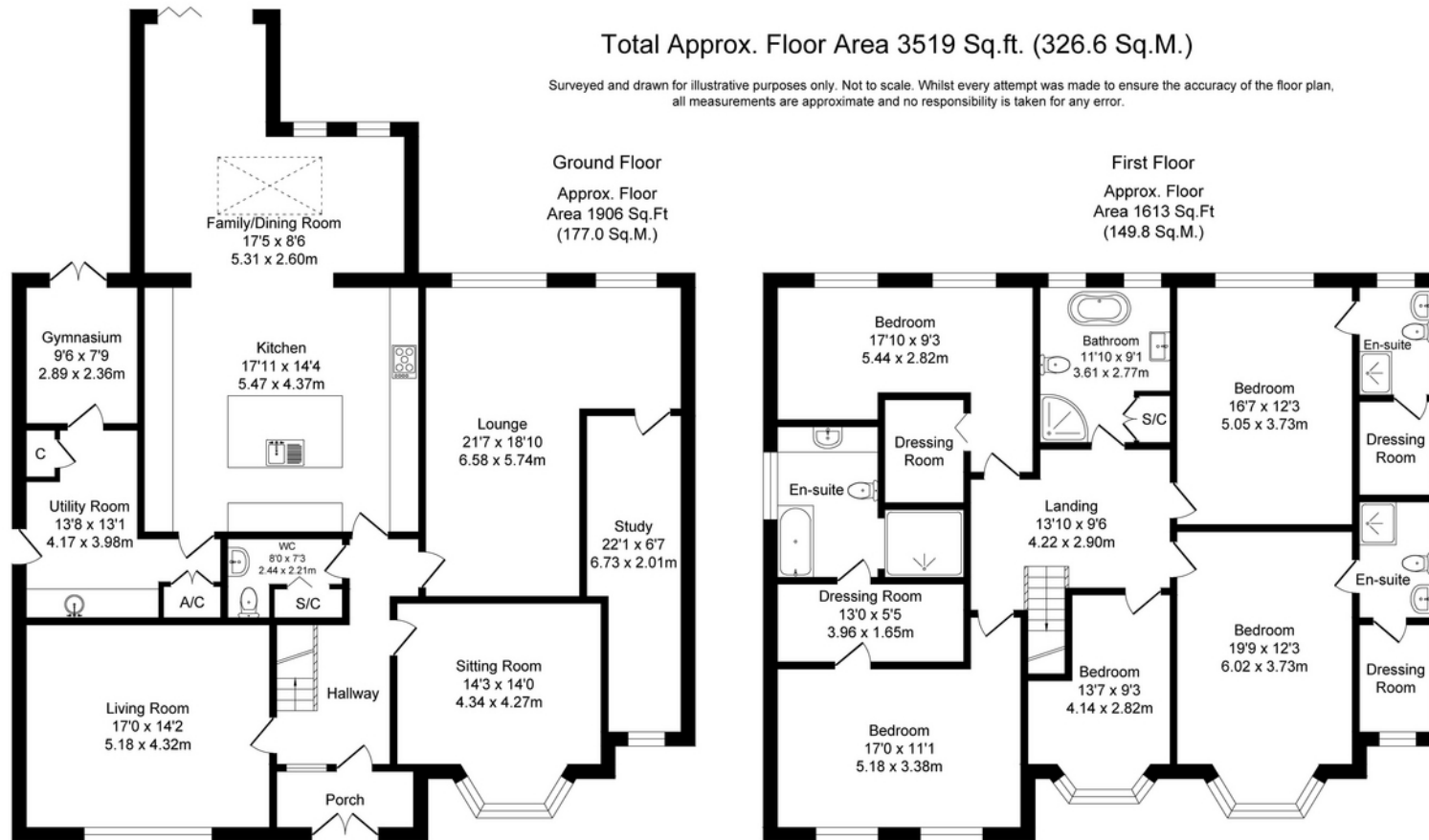
Bedroom Five 13'7" x 9'3" (4.14m x 2.82m)

Bathroom 11'10" x 9'1" (3.61m x 2.77m)





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



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: **0161 425 7878**

Email: **hello@shrigley-rose.co.uk**

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.