

ANY
PART EXCHANGE
WELCOME



Summerlea
Cheadle Hulme, SK8 7EJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Summerlea, Cheadle Hulme, SK8 7EJ

An immaculate 1960's four bedroom, detached family home on the sought after Summerlea. An enviable location that perfectly blends tranquillity with accessibility. This charming area offers a peaceful retreat while remaining conveniently close to vibrant villages such as Bramhall and Cheadle Hulme, where an array of independent boutiques, trendy cafés, and acclaimed restaurants await. Residents can indulge in leisurely walks through nearby green spaces, with stunning countryside views and scenic trails providing a haven for nature lovers.

On the peaceful cul-de-sac, this delightful four-bedroom detached home welcomes you with a two-car driveway leading to a convenient porch. Stepping inside, you are greeted by a light and airy hallway where a handy downstairs WC is discreetly located to the left. To the right, a plush, carpeted living room exudes warmth and comfort, its bright yet cosy ambience enhanced by a gas fireplace – the perfect setting for relaxing evenings.

Flowing seamlessly from this inviting space is a newly built rear extension, thoughtfully designed to create a harmonious lounge and dining area ideal for both lively gatherings and quiet family meals. Bathed in natural light from skylights, windows, and elegant French doors, with Woodpecker Oak-whitened brushed and matt lacquered parquet flooring, this space offers tranquil views over the private, non-overlooked rear garden. Enclosed by mature Laurel trees for privacy, the garden features a beautiful lime tree, a well-maintained lawn, and a side patio – an ideal spot for outdoor dining or unwinding in the sunshine.

Returning indoors, the fully equipped kitchen boasts stylish flooring and a cleverly positioned opening that connects to the open-plan extension, making entertaining effortless. A side door provides access to the integral garage, complete with an additional side door leading to the garden, while a generously sized storage cupboard adjacent to the kitchen doubles as a convenient pantry.

Upstairs, the home offers four well-proportioned bedrooms. Two of the bedrooms benefit from deep eaves-style storage, while the other two are bright, double-sized rooms featuring floor-to-ceiling fitted wardrobes. A well-appointed three-piece family bathroom includes a spacious corner bathtub, providing ample space for relaxation.

With the potential to extend into the loft, remodel the existing layout, or further enhance the property, this home offers a fantastic opportunity for families or couples seeking a versatile and inviting space in a sought-after location.

Families will appreciate the proximity to highly regarded schools such as Hurst Head and Cheadle Catholic Primary Schools and Cheadle Hulme School and Cheadle Hulme Highschool. As well as excellent local amenities, ensuring that day-to-day conveniences are always within easy reach. Transport links are equally impressive, with nearby access to major motorways and regular train services connecting to Manchester, Stockport, and beyond, making Summerlea a desirable choice for commuters seeking the perfect balance between rural charm and urban connectivity.



The Current Owners Love:

- The location, close proximity to essential needs, schools, shops, post office. doctors, dentist. All within easy walking distance
- We love our neighbours in Summerlea
- We love the room that we have added, great for entertaining or relaxing

We Have Noticed:

- Family-Friendly Cul-De-Sac Position
- Immaculate Condition Throughout
- Highly Sought After Location







Key Features:

- Sought-after Summerlea cul-de-sac, offering tranquillity and convenience
- Four-bedroom detached home with a spacious and inviting layout
- Stylish rear extension with a light-filled lounge and dining area, featuring French doors to the garden
- Private, non-overlooked garden enclosed by mature Laurels, with a patio and lime tree
- Cosy living room with plush carpeting and a gas fireplace for warmth and comfort
- Modern kitchen with Amtico flooring and a seamless connection to the extension
- Practical features including a downstairs WC, integral garage, and ample storage
- Well-appointed family bathroom with a three-piece suite and a spacious corner bathtub
- Potential for further development, including a loft conversion or layout remodelling
- Excellent transport links with easy access to motorways and train services

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1783

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Porch

WC 6'0" x 3'1" (1.83m x 0.94m)

Hallway

Garage 17'4" x 8'10" (5.28m x 2.69m)

Lobby

Storage

Kitchen 16'10" x 11'5" (5.13m x 3.48m)

Sitting/Dining Room 28'10" x 10'5" (8.79m x 3.18m)

Living Room 24'5" x 12'0" (7.44m x 3.66m)

Landing

Bathroom 9'5" x 8'10" (2.87m x 2.69m)

Bedroom 4 13'10" x 7'10" (4.22m x 2.39m)

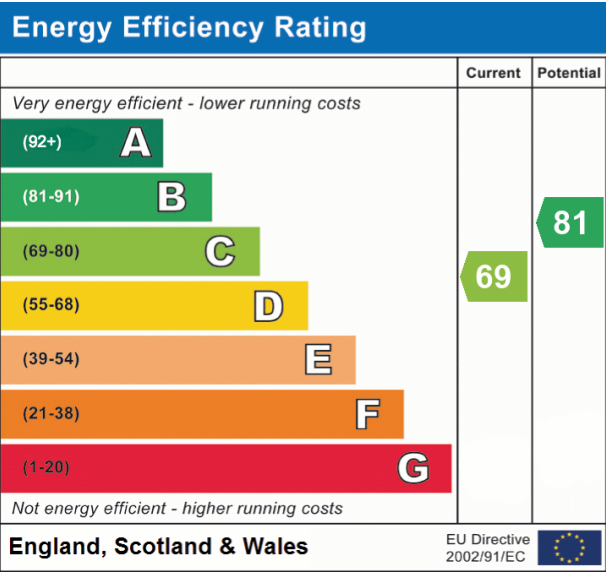
Storage

Bedroom 2 12'0" x 11'5" (3.66m x 3.48m)

Bedroom 1 13'0" x 12'0" (3.96m x 3.66m)

Bedroom 3 13'10" x 10'1" (4.22m x 3.07m)

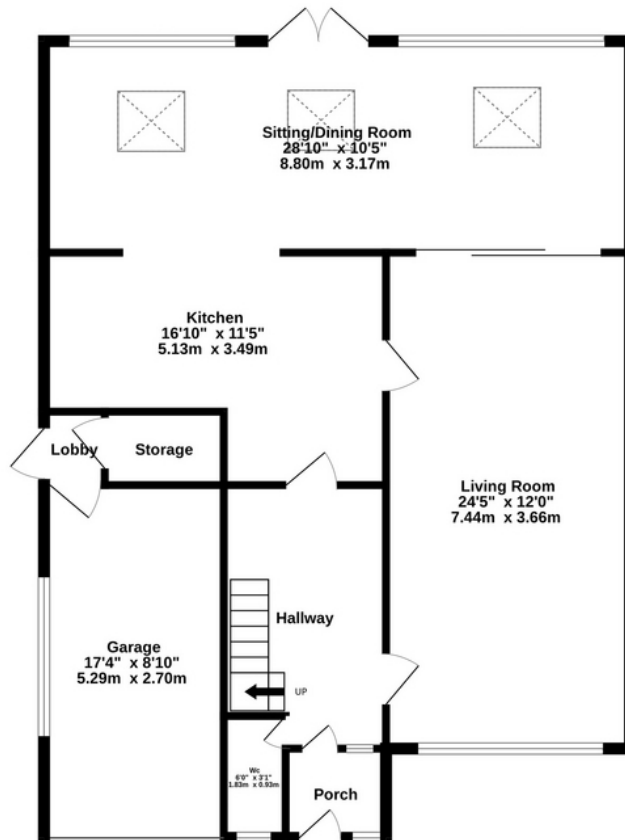
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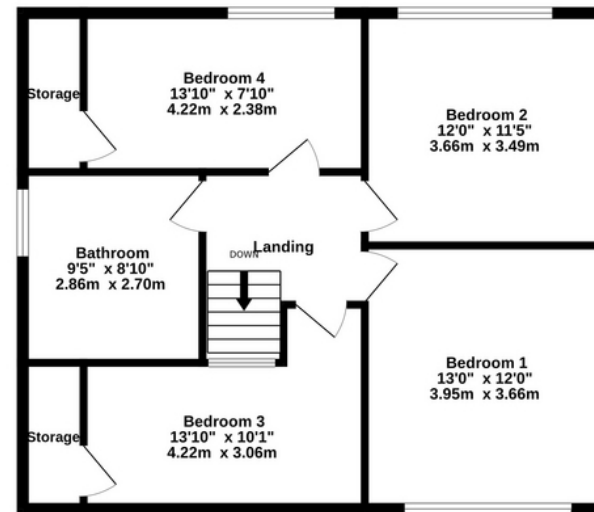


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1079 sq.ft. (100.2 sq.m.) approx.



1st Floor
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.7 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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