

ANY  
PART EXCHANGE  
WELCOME



Croft Road

Cheadle Hulme, SK8 5NY

SHRIGLEY ROSE & CO

Bespoke Estate Agents







## Croft Road, Cheadle Hulme, SK8 5NY

Welcome to Croft Road – a truly stunning home that offers an abundance of beautifully presented living space, thoughtfully finished to an exceptionally high standard throughout. From the moment you step inside, you'll be struck by the stylish interiors and attention to detail, making this a home that's ready to move straight into with ease. Ideally situated within the sought-after catchment area for the highly regarded Cheadle Hulme High School, this wonderful home perfectly blends comfort, elegance and practicality – ideal for modern family living. Upon entering the inviting hallway, you are immediately welcomed by a bright and airy atmosphere that sets the tone for the rest of the home. Thoughtfully designed with both style and practicality in mind, the hallway features a generously sized storage cupboard – perfect for neatly tucking away coats, shoes, and everyday essentials. Stepping into the living room, you'll find a beautifully light-filled space, thanks to the gorgeous bay window that floods the room with natural light. This elegant yet cosy area offers the perfect setting for relaxing and unwinding, whether you're enjoying a quiet evening in or entertaining guests. Of course, the heart of the home is always the kitchen – and this one certainly doesn't disappoint. Stylish and contemporary, it boasts a high-end range of sleek units and luxurious worktops, perfectly complemented by a host of integrated appliances for a seamless finish. This modern and thoughtfully designed space is ideal for everything from everyday family meals to entertaining in style. Off the kitchen, you'll find a spacious, open-plan dining and living area, graced with beautiful bi-folding doors that effortlessly merge the indoor and outdoor spaces. This versatile, generously sized area creates the perfect setting for socialising, whether you're hosting family gatherings or enjoying a quiet evening with loved ones. The seamless flow between the two spaces enhances the feeling of light and space, making it ideal for modern living. The space is further enhanced by the inclusion of Velux windows, which flood the room with even more natural light, creating a bright and airy atmosphere throughout. Off this, there is yet another charming lounge area, which seamlessly complements the open-plan layout and creates a wonderful flow throughout the space. This cosy, yet spacious nook offers the perfect balance of comfort and style, ideal for relaxing or enjoying quiet moments. The thoughtful design ensures a harmonious connection between the areas, enhancing the sense of openness and light. Just off the kitchen, you'll find a wonderfully practical and spacious utility room, offering plenty of room for all your laundry essentials and additional storage. This convenient space also provides easy access to the downstairs WC, making it a perfect addition for everyday living. The thoughtful design ensures that both functionality and comfort are seamlessly combined, adding to the home's overall appeal. Heading upstairs, you're greeted by a bright and spacious landing that leads you to the main bedroom – a generously sized sanctuary offering a peaceful retreat. This elegant room benefits from a large space and is complemented by its own stylish en-suite, which has been finished to an impeccably high standard. With its sleek, modern design and luxurious fixtures, the en-suite provides the perfect setting for relaxation and rejuvenation. Off the landing, you also have access to three additional double bedrooms, each offering plenty of space and comfort. These generously sized rooms create a fantastic setup for family living, providing everyone with their own private space while still maintaining a strong sense of connection throughout the home. On this floor, you'll also find the family bathroom, a true modern sanctuary. Offering a sleek four-piece suite, it has been beautifully designed with a great sense of style and attention to detail. The contemporary finishes and thoughtful layout make it a perfect space for unwinding, providing both comfort and elegance in equal measure. Now to the second floor, you'll discover another excellent space, versatile enough to be used as a fifth bedroom or whatever else you may desire. This private getaway offers a peaceful retreat, perfect for those seeking a bit of solitude or a dedicated area for hobbies or work. Additionally, this floor boasts an abundance of storage solutions, ensuring everything has its place while keeping the space clutter-free and organised.







## Croft Road, Cheadle Hulme, SK8 5NY

The outside of this home continues to impress. The front elevation boasts exceptional kerb appeal, with a large driveway that provides plenty of space for multiple vehicles and easy access to the storage garage – truly the gift that keeps on giving. As you head into the stunning south-west facing garden, you're welcomed by a lovely patio area, perfect for al fresco dining and entertaining. The spacious, well-maintained lawned area provides plenty of room for children to play or for those with a green thumb to enjoy. Set on a large plot, this garden offers both tranquillity and versatility, ideal for making the most of sunny days. The location of this home is just a stone's throw from the centre of Cheadle Hulme, offering the convenience of having everything you need right on your doorstep. With a variety of shops, cafes, and amenities just moments away, this truly is a prime spot for easy living. Additionally, the home is within the catchment area for the highly regarded Cheadle Hulme High School, making it an ideal choice for families.

### The Current Owners Love:

- One of our favourite things about the house is the garden – it's full of character, with lots of interesting plants, flowers and established trees. It gets the sun all day and is a real suntrap. We love relaxing on the patio with the bifold doors wide open, especially when we have friends over.
- The layout of the house works brilliantly for everyday life and entertaining. The open-plan area means we can all be together in the same space while doing different things – whether it's cooking, sitting around the kitchen island, or the kids playing in the family room or garden. It's sociable and makes the house feel really connected.
- Living right in the heart of Cheadle Hulme has been amazing. We're in easy walking distance of great schools, the train station, shops, bars and restaurants – everything you need is right on the doorstep. It's given us a lovely sense of community, and we often nip into the village for a spontaneous drink or something to eat.

### We Have Noticed:

- Situated in a fantastic location, with the vibrant Cheadle Hulme village just on your doorstep, offering a perfect blend of convenience, charm, and easy access to local amenities.
- This home has been finished to an exceptional standard, presenting a stunning turnkey property that's ready for you to move straight into. Offering an abundance of generous living accommodation, it perfectly combines style, comfort, and functionality for modern family living.
- Nestled on an expansive plot, this home boasts an abundance of space, offering both privacy and room for growth. The south-west facing garden is a true highlight, basking in sunlight throughout the day, creating a warm and inviting outdoor space perfect for relaxation or entertaining.









### Key Features:

- ANY PART EXCHANGE WELCOME
- A stunning south-west facing garden that enjoys sunshine throughout the day
- This home is within the catchment area for Cheadle Hulme High School
- Impressive and spacious five-bedroom family home, offering generous living space and a wealth of charm, ideal for a growing family
- Stunning, turnkey home, beautifully finished to the highest standard, offering impeccable design and modern features, ready for you to move in and enjoy immediately
- Perfectly situated in an ideal location, with the vibrant and charming Cheadle Hulme village right on your doorstep, offering convenient access to local amenities and a welcoming community

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2259

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







Property Summary:

GROUND FLOOR

Hallway 8'8" x 17'5" (2.64m x 5.31m)

Storage 2'5" x 4'5" (0.74m x 1.35m)

Living Room 13'0" x 14'0" (3.96m x 4.27m)

Kitchen 18'0" x 10'0" (5.49m x 3.05m)

Lounge / Diner 29'5" x 10'0" (8.97m x 3.05m)

Sitting Room 11'5" x 16'0" (3.48m x 4.88m)

Utility Room 9'5" x 12'5" (2.87m x 3.78m)

WC 3'5" x 4'5" (1.04m x 1.35m)

Store Garage 9'5" x 5'0" (2.87m x 1.52m)

FIRST FLOOR

Landing 13'0" x 11'3" (3.96m x 3.43m)

Bedroom One 13'0" x 11'5" (3.96m x 3.48m)

Ensuite 7'0" x 3'5" (2.13m x 1.04m)

Bedroom Two 11'0" x 13'0" (3.35m x 3.96m)

Bedroom Three 9'5" x 12'5" (2.87m x 3.78m)

Bedroom Four 9'5" x 12'1" (2.87m x 3.68m)

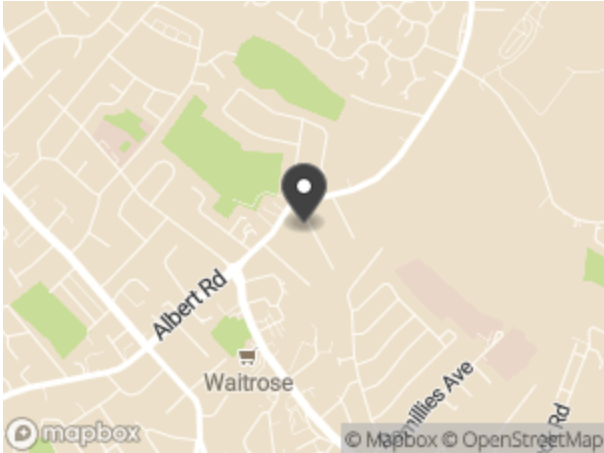
Bathroom 9'1" x 9'10" (2.77m x 3m)

SECOND FLOOR

Landing 6'0" x 11'5" (1.83m x 3.48m)

Bedroom Five / Office 18'0" x 18'5" (5.49m x 5.61m)

Loft 6'9" x 14'9" (2.06m x 4.5m)



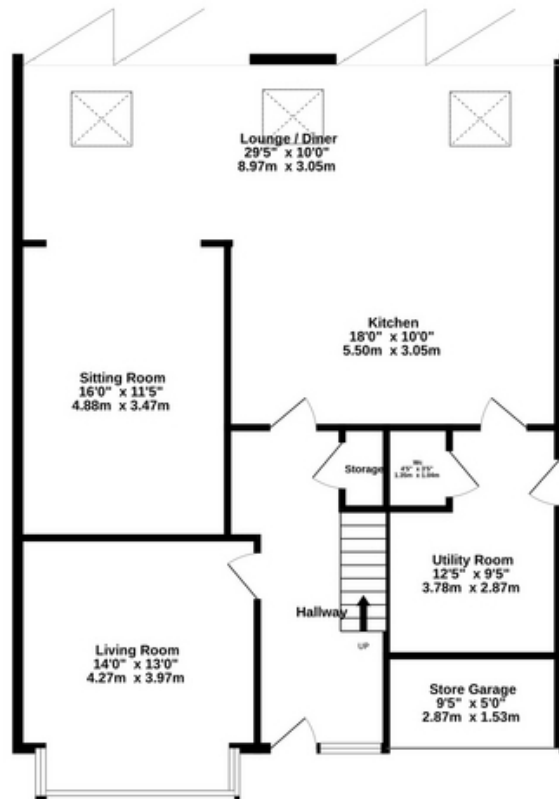




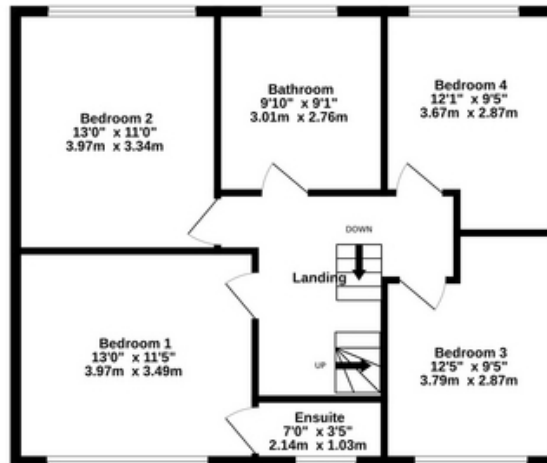


**DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.**

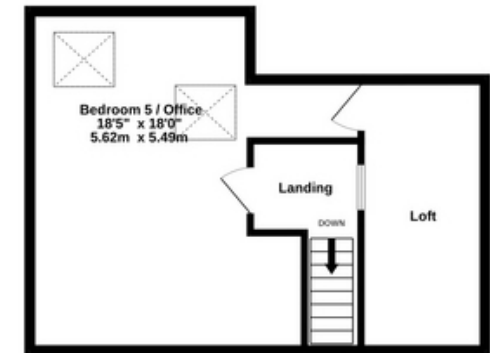
**Ground Floor**  
1130 sq.ft. (105.0 sq.m.) approx.



**1st Floor**  
720 sq.ft. (66.9 sq.m.) approx.



**2nd Floor**  
409 sq.ft. (38.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2259 sq.ft. (209.9 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.  
Made with Metropix ©2025



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)

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.