

ANY
PART EXCHANGE
WELCOME



Sunningdale Road
Cheadle Hulme, SK8 6PB

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Sunningdale Road, Cheadle Hulme, SK8 6PB

Welcome to Sunningdale Road—this beautifully presented home offers spacious, versatile living and a striking outdoor haven, perfect for relaxing or entertaining. Set in a sought-after Cheadle Hulme location, it's in catchment for excellent schools including Thorn Grove Primary and Cheadle Hulme High. With a stylish, turnkey finish throughout, this one-of-a-kind home is ready to move straight into. As you enter, you're welcomed by a bright and spacious hallway, complete with a large built-in storage cupboard and smaller built in storage cupboard - perfect for keeping everyday items neatly organised. Just off the hallway is the beautifully presented living room, a calm and comfortable retreat ideal for relaxing at the end of the day. Bathed in natural light from a charming bay window, the room also features a characterful open fireplace, creating a warm and inviting atmosphere. With tasteful décor and a cosy yet airy feel, this space is perfect for quiet evenings in or enjoying time with family and friends. Next, you'll find the office—a versatile, separate room that can easily adapt to your needs, whether for work, study, or a quiet retreat. A large window overlooks the garden, allowing natural light to flood the room and offering a peaceful view of the outdoor space, creating an inspiring and productive environment. The kitchen is well-equipped with high-quality appliances, making it both functional and stylish. It seamlessly opens up to a large dining and living area, where you can enjoy stunning views of the garden from every angle. With French doors, bifold doors, and large windows, this space brings the outdoors in, creating a bright, airy atmosphere that's perfect for family gatherings, entertaining, or simply enjoying everyday life. It's a truly versatile space that's perfect for all occasions, whether you're cooking, dining, or relaxing. The utility room is a practical addition, offering extra space for laundry and household chores. It's a handy, organised area that keeps the main living spaces clutter-free, with room for washing appliances and storage, making it a valuable feature for everyday convenience. Heading upstairs to the landing, we'll first explore the main bedroom, a peaceful retreat that overlooks the garden, offering privacy and tranquillity. This spacious room includes plenty of storage, ensuring everything is neatly tucked away. It also features a stylish en-suite, complete with modern fittings, creating a serene and luxurious space. Upstairs, you'll also find two further double bedrooms, both offering plenty of space for storage, along with a large single bedroom. Each room is well-sized, bright, and versatile, providing the perfect environment for family members, guests, or additional use as a study or home office. You'll also find the family bathroom, featuring a stylish suite that combines both function and elegance. The modern fittings and tasteful design create a relaxing space, perfect for unwinding after a long day. It's both practical and sophisticated, offering everything needed for family living.





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The outside of this home is truly spectacular. To the front, you'll find a large driveway with space for several vehicles, along with access to the detached garage and side access via gate to the rear garden. The rear garden is truly a standout feature, offering a vast, beautifully landscaped space that is perfect for outdoor living. With various patio and decking areas, there's plenty of room for both dining and relaxing in the sun. A small pond adds a touch of tranquillity, enhancing the peaceful atmosphere. This expansive garden enjoys sunlight throughout the day, creating a warm, inviting space that's ideal for entertaining, gardening, or simply unwinding. It's a private haven, designed to be enjoyed in every season. The location of this home is ideal, situated within walking distance to the heart of Cheadle Hulme village, offering easy access to a range of local amenities. It's also in catchment for the highly regarded Thorn Grove Primary School and Cheadle Hulme High School, making it a fantastic choice for families.

The Current Owners Love:

- We love the kitchen because it doesn't matter if it's sunny or raining, you always feel like you're part of the garden. It's a great space to spend time together with family and friends and we've had many happy times in it.
- The garden feels like a secret oasis... away from it all. There is a spot for every different time of the day, whether you want sun or shade. It is so peaceful sitting and listening to the many different types of birds that share it with us.
- The location is great, whether that's a car journey via the A34 or motorways, or jumping on a train to Manchester....and when we fly we can be back home with a cup of tea 30 minutes after getting off the plane.

We Have Noticed:

- The versatile accommodation of this home is truly ideal, offering generous and flexible living spaces throughout. With well-proportioned rooms, it provides both comfort and practicality for modern family life.
- Situated in an unbeatable location for Cheadle Hulme, this home offers easy access to vibrant local amenities and highly regarded schools. With its convenient proximity to excellent transport links, it's perfect for families and commuters alike.
- The magnificent garden, set on a large corner plot, offers both privacy and an abundance of space. With various seating areas to enjoy, it benefits from being south-facing, ensuring sunshine all day long. Lush, well-maintained greenery surrounds the space, creating a peaceful retreat ideal for entertaining, relaxing, or gardening. The sheer size and layout make it a rare find, perfect for family gatherings or quiet moments in the sun.





Key Features:

- ANY PART EXCHANGE WELCOME
- Large four-bedroom, two-bathroom home provides generous living space throughout
- This large corner plot features an expansive south-facing garden, perfect for outdoor living
- Ready to move straight in, this home offers convenience and comfort from day one
- Ideally located, this home is within walking distance of Cheadle Hulme centre, offering easy access to local amenities
- In the catchment area for Thorn Grove Primary School and Cheadle Hulme High School, making it a great choice for families

Tenure: Freehold

Council Tax Band: C

Possession: Vacant possession upon completion

Total Floor Area: 1667

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway

Storage

Living Room 13'11" x 12'5" (4.24m x 3.78m)

Office 10'0" x 9'6" (3.05m x 2.9m)

Kitchen 9'6" x 8'5" (2.9m x 2.57m)

Lounge / Diner 19'6" x 13'0" (5.94m x 3.96m)

Utility Room 8'0" x 6'5" (2.44m x 1.96m)

FIRST FLOOR

Landing

Bedroom One 14'0" x 13'0" (4.27m x 3.96m)

Ensuite 11'0" x 5'5" (3.35m x 1.65m)

Bedroom Two 12'5" x 10'0" (3.78m x 3.05m)

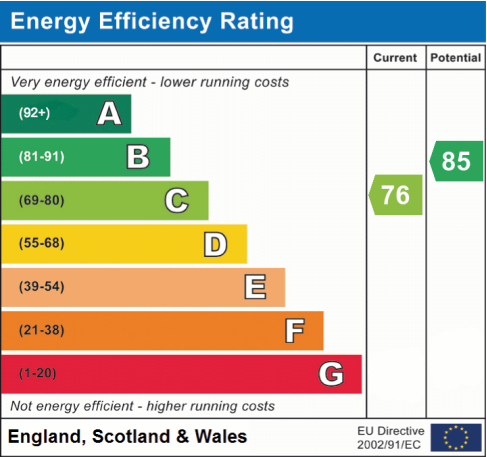
Bedroom Three 10'0" x 9'6" (3.05m x 2.9m)

Bedroom Four 10'5" x 8'5" (3.18m x 2.57m)

Bathroom 7'5" x 5'5" (2.26m x 1.65m)

OUTSIDE

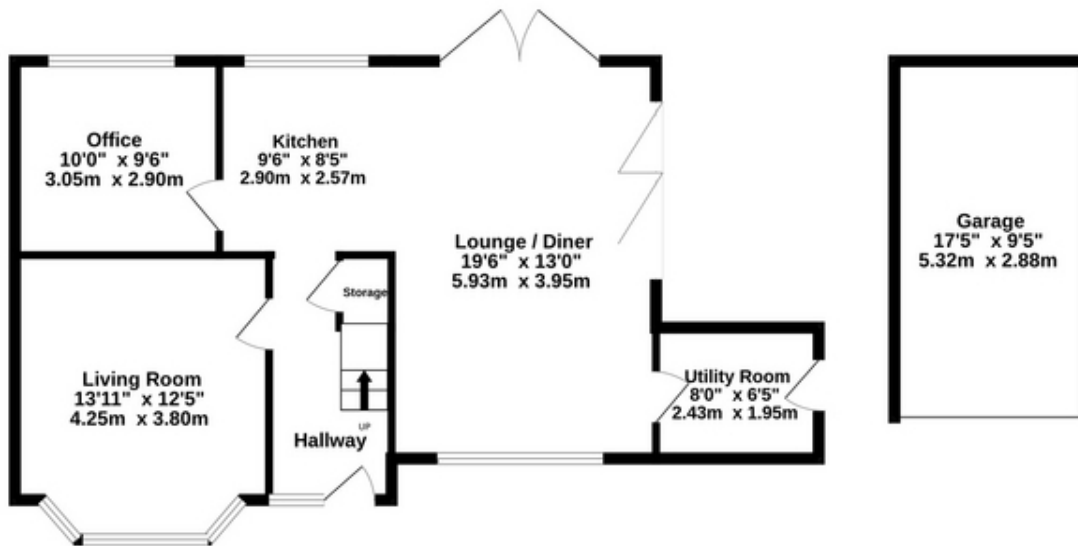
Garage 17'5" x 9'5" (5.31m x 2.87m)



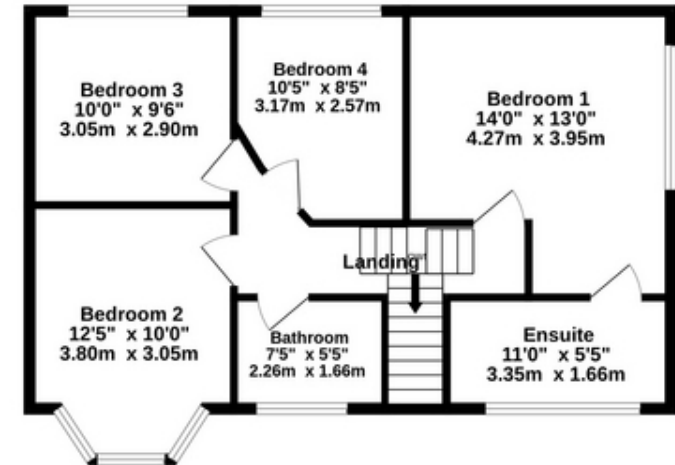


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor



1st Floor



TOTAL FLOOR AREA : 1667sq.ft. (154.9 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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