

ANY
PART EXCHANGE
WELCOME



Gillbent Road, Cheadle Hulme, Cheadle, SK8 6NG

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Gillbent Road, Cheadle Hulme, Cheadle, SK8 6NG

This beautifully presented 1930s home has been thoughtfully updated while retaining a wealth of original character. With only two owners since being built, it offers a rare opportunity to enjoy both period features and modern comfort in a wonderful family setting.

To the front, a smart driveway recently laid with a paving surround provides parking for 4–5 cars, adding excellent practicality to the home. The heart of the house is the recently fitted living kitchen (installed May this year), a stylish open-plan space designed for modern living. There's room for a sofa, dining table and island, making it ideal for both everyday family life and entertaining. The kitchen is fitted with a full range of high-quality AEG appliances, including an induction hob, oven, combi microwave, dishwasher, wine fridge and 70/30 fridge freezer. A composite worktop with matching splashback, soft-closing cupboards, fitted bin storage and a sink overlooking the garden complete the space. Two skylights flood the room with natural light, while Karndean flooring flows through to the adjoining utility room.



The utility provides additional practicality with free-standing appliances, a further sink, a stable door to the side of the house, and access to the integral single garage with manual door. Cleverly designed hooks create a perfect cloakroom space, while spotlights, contemporary lighting, and a Victorian-style cast iron radiator in the living kitchen adds style and character.

The original 1930s hallway features wood flooring, a plate rack and a beautiful leaded window, alongside a downstairs WC. To the right of the hall sits a welcoming living room with bay window and leaded windows, while to the rear is a dining room with built-in shelving and French doors that open onto the patio and garden. Original internal doors run throughout the home, enhancing its charm.



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Upstairs, there are four double bedrooms and a versatile single room. To the left of the stairs are two doubles: one at the front with laminate wood-look flooring and a bright, spacious feel, and one at the rear with garden views. To the right sits the elegant bathroom, fitted with a bath, rain-head shower, full tiling and a large obscured-glass window. The rear bedroom is generously sized with a large window, original working fireplace, picture rails and stylish décor. At the front, the principal bedroom enjoys a bay window and original wood flooring, while the fifth bedroom is currently used as a home office.

Outside, the home opens to a beautiful wide garden, filled with sunlight and planted beautifully including an apple tree. A cabin with covered seating and pizza oven creates the perfect entertaining space, alongside a stone terrace, flower beds, wooden sleeper planters, an additional shed and an outbuilding with a window. To the side, there is a further patio area, outdoor tap, electric supply, lighting, side access gate and neat beech hedging.

This is an exceptional family home in a highly convenient location. It sits within catchment for Thorn Grove Primary School and Cheadle Hulme High School and Sixth Form, offers easy access to the bypass and motorway network, and is close to an excellent range of local amenities.

The Current Owners Love:

- Indoor and outdoor space.
- The wonderful location.
- It's a wonderful family home.

We Have Noticed:

- Great size plot and garden.
- Open Plan kitchen/diner.
- Period style and features







Key Features:

- Beautifully renovated 1930s family home with original period features throughout.
- Brand-new open plan kitchen (installed May 2025)
- Two elegant reception rooms
- Generous driveway with space for 4 cars plus an integral single garage.
- Five bedrooms including a spacious principal
- Stunning wide rear garden with sun-filled lawn and cabin with covered seating
- Sought-after location within catchment for Thorn Grove Primary School and Cheadle Hulme High School and sixth form. Close to the bypass, motorway links and excellent local amenities.

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1659 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Landing
2.21m × 0.99m
Bedroom One
4.30m × 3.29m
Bedroom Two
4.15m × 3.29m
Bedroom Three
3.65m × 3.29m
Bedroom Four
3.06m × 3.24m
Bedroom Five
2.56m × 2.38m
Bathroom
2.49m × 2.43m
Porch
1.91m × 1.41m
Hall
1.92m × 4.62m
Kitchen
3.15m × 4.58m
Dining area
2.60m × 4.33m
Living Room
3.76m × 4.29m
Dining Room
3.32m × 4.03m
W/C
1.65m × 1.50m
Utility
3.29m × 2.42m
Garage
3.24m × 3.97m

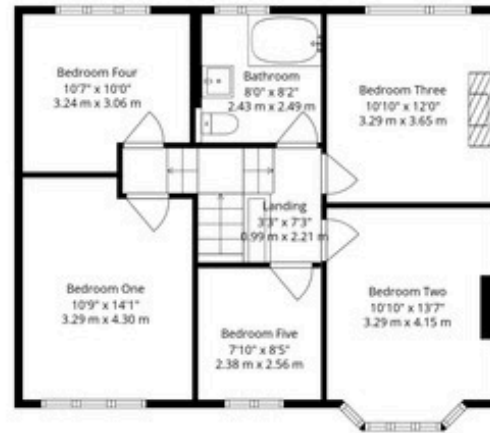




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Ground Floor



First Floor



TOTAL: 1659 sq. ft, 154 m2

GROUND FLOOR: 914 sq. ft, 85 m2, FIRST FLOOR: 745 sq. ft, 69 m2

EXCLUDED AREAS: PORCH: 29 sq. ft, 3 m2, COVERED PATIO: 98 sq. ft, 9 m2, LOW CEILING: 43 sq. ft, 3 m2, GARDEN STORE: 151 sq. ft, 14 m2, WALLS: 170 sq. ft, 16 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Accurate To 97%.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrighley-rose.co.uk

www.shrighley-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.