

ANY
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WELCOME



Broadway Avenue, Cheadle, SK8 1NN

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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individually designed family home on a corner plot. A totally unique house within the area designed by the architect owner. This substantial family home sits proudly on a generous corner plot at the end of a cul-de-sac. Chain Free and offering an impressive footprint, flexible living spaces and an enclosed, mature garden. It provides a rare opportunity for buyers seeking space and character in a superb quiet location. Built by the current owners 28 years ago, this much-loved family home sits proudly at the end of a peaceful, family-friendly cul de sac. Set on a spacious corner plot, the home is fronted by mature trees and offers a good-sized driveway with parking for three vehicles

A welcoming porch opens into a spacious hallway with stairs rising ahead. To the left is a w/c and cloakroom, together with access to the integral double garage with electric doors. From the corridor there is a handy storage room, tiled shower/ w/c room and a cosy snug with two bright natural light-filled windows overlooking a York stone courtyard, surrounded with mature landscaping and two apple trees. The snug is an ideal space for a home office or an additional ground-floor bedroom with it's own ensuite. Amtico flooring flows through the hall, storage, w/c and shower room.

To the right of the hallway, the heart of the home opens into a stunning open-plan kitchen and large family area. Featuring granite worktops, a central breakfast island with storage on both sides, a Britannia range with dual ovens, gas hob and extractor, plus integrated appliances including a microwave, dishwasher and fridge. A separate utility room, houses an additional integrated freezer together with a free standing American fridge freezer, a sink and laundry space with access to the side of the house. The kitchen/family room also offers plenty of space for a large dining table and a relaxed sofa area, making it perfect for everyday life and entertaining.

The expansive living/dining room can be reached via the kitchen or hallway. A log burner set within an inglenook creates a cosy focal point, while an archway leads through to the dining space. Dual aspect windows within the living room look onto the large rear private garden and south facing courtyard. Both rooms are light and airy with lots of natural light. The size of the room provides scope for a study area, piano or additional seating, making it a wonderfully versatile living space.



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Upstairs, four generously sized bedrooms are accessed from the spacious landing, with a useful storage cupboard, along with a tiled family bathroom complete with a bath and separate shower. Two of the bedrooms benefit from ensuite facilities, one with a shower, and the principal with a bath and shower. The principal bedroom is extremely impressive in scale, with built-in wardrobes, dual aspect dormer windows, space for a super-king bed, and its own private ensuite. The room also provides access to walk-in storage space. The second bedroom with an ensuite is impressive in size with views to the rear garden and courtyard. A further staircase rises to a loft, where you'll find two additional rooms currently used as a study/office, with exposed beams, the space offers excellent flexibility for growing families or those working from home. More storage is provided within the roof space.

Outside, the rear garden is a real highlight. A decking area leads down to a spacious lawn that's wonderfully enclosed by a high beech, hedge, enhanced by four apple trees and several mature trees. At the bottom of the garden are views towards the Micker Valley and Micker Brook. To the side, a tranquil courtyard which is a delightful sun trap and totally private with mature planting and York stone paving. With its corner position, the rear garden enjoys a generous footprint and is West facing.

The location is second to none, close to highly regarded schools including Kingsway, Laurus, Ladybarn and Cheadle Hulme. You're also within easy reach of John Lewis, Sainsbury's Retail Park, The Village Leisure Centre, and in walking distance of Cheadle village itself, with excellent motorway links and train stations making commuting a breeze.

The Current Owners Love:

- The home enjoys a wonderfully private position at the end of the cul-de-sac, with a spacious garden that offers a real sense of seclusion.
- Every room is generously sized and beautifully proportioned, creating a superb sense of space throughout.
- Thoughtfully architect-designed, the house has a distinctive layout and character that sets it apart.







Key Features:

- Chain Free / Individually built by the current owners, first time on the market in almost 30 years.
- Generous corner plot at the end of a quiet, family-friendly cul de sac. Double garage with automatic doors.
- Flexible ground floor layout with snug/optional bedroom, shower room and storage.
- Four generous first-floor bedrooms, two with en-suites, including a vast principal suite and spacious second bedroom.
- Spacious open-plan kitchen/family room / Expansive living/dining room with log burner in an inglenook fireplace and archway.
- Loft floor with three versatile rooms, ideal for office or hobbies.
- Private, mature gardens with decking, lawn, courtyard seating area and apple trees.

Tenure: Freehold

Council Tax Band: G

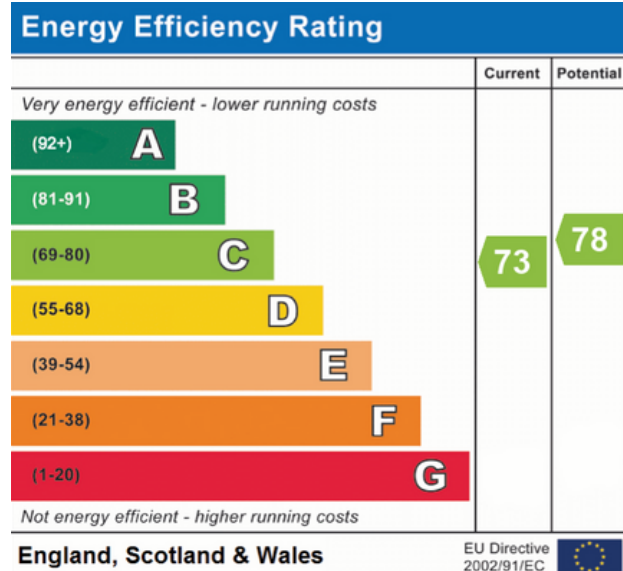
Possession: Vacant possession upon completion

Total Floor Area: 3186 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

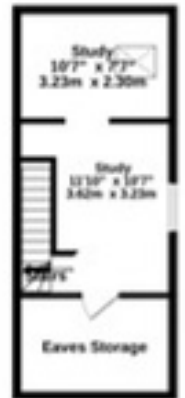
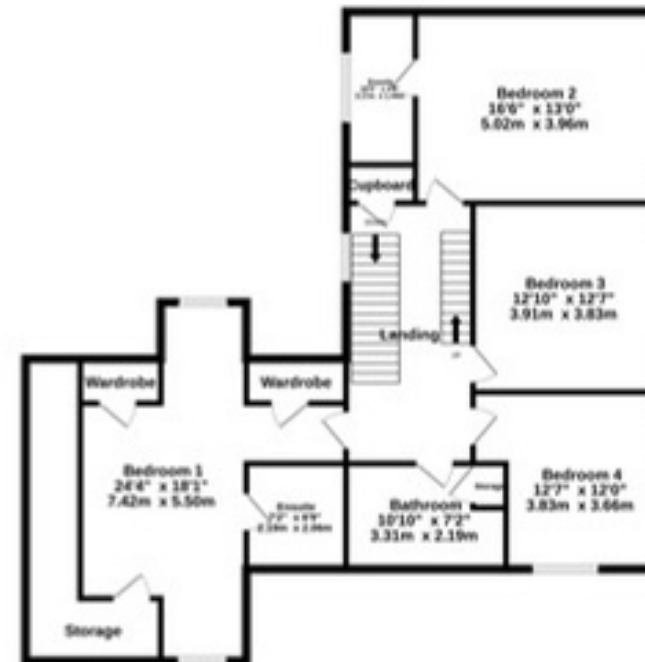
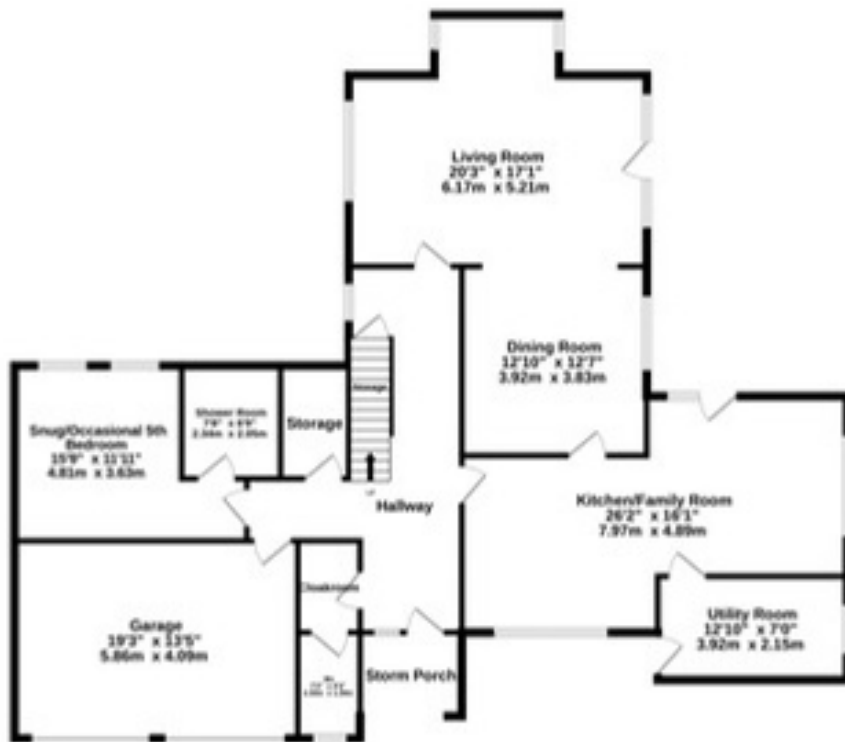
Property Summary:

Living Room
5.21m x 6.17m
Dining Room
3.83m x 3.92m
Kitchen/Family Room
4.89m x 7.97m
Utility Room
2.15m x 3.92m
Snug/Occasional 5th Bedroom
3.63m x 4.81m
Shower Room
2.05m x 2.34m
Wc
1.29m x 2.20m
Garage
4.09m x 5.86m
Bedroom 1
5.50m x 7.42m
Ensuite
2.19m x 2.06m
Bedroom 2
3.96m x 5.02m
Ensuite
3.17m x 1.44m
Bedroom 3
3.83m x 3.91m
Bedroom 4
3.66m x 3.83m
Bathroom
2.19m x 3.31m
Study 1
2.30m x 3.23m
Study 2
3.23m x 3.62m





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



TOTAL FLOOR AREA : 3186 sq.ft. (296.0 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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