

ANY
PART EXCHANGE
WELCOME



Gillbent Road
Cheadle Hulme, SK8 6NG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Gillbent Road, Cheadle Hulme, SK8 6NG

Step into the allure of this stunning three-bedroom 1930s semi-detached family home, gracefully positioned back from the road. With a British charm, this property encapsulates the timeless elegance of its era.

Upon stepping through the front door, you're warmly welcomed into the hallway, where the essence of this charming 1930s semi-detached home begins to unfold. Continuing through, you'll find yourself drawn towards the exquisite bay window living room, a quintessential feature of elegance. Bathed in natural light pouring through the bay windows, this inviting space exudes a sense of comfort and sophistication. With its period fireplace and ornate detailing, the living room serves as the perfect backdrop for cosy evenings spent with family or entertaining guests.

Adjacent to the hallway, you'll discover the spacious dining room, a delightful continuation of the home's inviting charm. With its generous proportions and elegant design, this room provides the ideal setting for gathering family and friends for memorable meals and celebrations. French doors grace the end of the room, offering a seamless transition between indoor and outdoor living and inviting the beauty of the garden inside.

Completing the downstairs layout is the modern kitchen, a stylish fusion of functionality and contemporary design. Featuring integrated appliances and sleek finishes. Conveniently adjoining the kitchen is access to the downstairs WC, providing added practicality and convenience for everyday living.

Ascending the staircase, you'll be greeted by three generously proportioned bedrooms, each offering its own unique charm and character.

The main bedroom immediately captivates with its stunning bay window, framing views of the surrounding neighbourhood and infusing the space with an abundance of natural light. Fitted wardrobes provide generous storage while maintaining the room's sense of elegance and sophistication.

The second bedroom overlooks the enchanting garden, offering a peaceful sanctuary with a view. A fireplace adds a touch of character and warmth, creating a cosy ambiance that enhances the room's inviting appeal.

Completing the trio is the third bedroom, a spacious single offering flexibility for various needs. Whether utilised as a guest room, home office, or cosy haven for a child, this versatile space provides plenty of room to accommodate your lifestyle.

Stepping into the bathroom, you're greeted by a charming blend of vintage elegance and modern comfort. At the heart of the room stands a luxurious roll-top bath, inviting you to indulge in tranquil moments of relaxation and self-care. Above, a rain head shower offers a refreshing cascade of water, creating a spa-like experience right in the comfort of your own home. A classic wash basin and toilet complete the ensemble, providing essential functionality with understated elegance.





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At the front of the home, a large driveway welcomes you with space to accommodate multiple vehicles. As you make your way to the rear of the home, you'll discover a landscaped garden that serves as a peaceful retreat from the hustle and bustle of everyday life. Vibrant greenery and carefully curated plantings create a serene ambiance, while various seating areas offer inviting spots to relax and unwind amidst nature's beauty. But that's not all – the rear garden also boasts multiple outbuildings all with their own electricity source, providing versatile spaces to suit your individual needs. Whether you're seeking a home office, a workshop, or simply additional storage, these outbuildings offer endless possibilities to customise and enhance your living experience. Situated within walking distance of Cheadle Hulme village, this home offers the perfect blend of suburban tranquillity and urban convenience. Take a leisurely stroll to the village centre, where you'll find an array of charming shops, cafes, and restaurants, perfect for enjoying a morning coffee or exploring the local boutiques. In addition to its proximity to village amenities, this home is also within catchment for highly regarded schools, including Cheadle Hulme High School and Laurus, ensuring excellent educational opportunities for growing families.



The Current Owners Love:

- It is a lovely light, bright and cheery home to live in. We love the dining room with the French doors that open up over the garden, its our summer evenings favourite spot.
- We have really enjoyed the outside space of our home, it is great for entertaining family and friends especially. We love the seating areas for a morning coffee in the sun.
- The location is great, the schools are excellent and everything is walking distance, it has been ideal for our family.

We Have Noticed:

- This home offers a larger than usual garden which has been beautifully landscaped making it a great retreat and ideal place for entertaining or soaking in the sun.
- The location of this home is ideal, it is catchment for Cheadle Hulme High School and Laurus, and everything is walking distance. It is also great access to the motorway, airport and public transport.
- Being a 1930s home, it still holds a lot of its beautiful original features, which really shows the character and quirkiness of this home.





Key Features:

- A three bedroom bay fronted semi-detached family home
- Catchment area for excellent local schools including Cheadle Hulme High School
- Beautifully landscaped garden with multiple outbuildings
- Large driveway for multiple vehicles
- Walking distance to Cheadle Hulme village
- Gorgeous original features within the home

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1338

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 15'5" x 8'0" (4.7m x 2.44m)

Living Room 14'5" x 12'5" (4.39m x 3.78m)

Dining Room 17'5" x 10'10" (5.31m x 3.3m)

Kitchen 14'0" x 8'0" (4.27m x 2.44m)

WC 4'5" x 3'2" (1.35m x 0.97m)

FIRST FLOOR

Landing 9'5" x 8'6" (2.87m x 2.59m)

Bedroom One 14'5" x 12'5" (4.39m x 3.78m)

Bedroom Two 12'5" x 12'0" (3.78m x 3.66m)

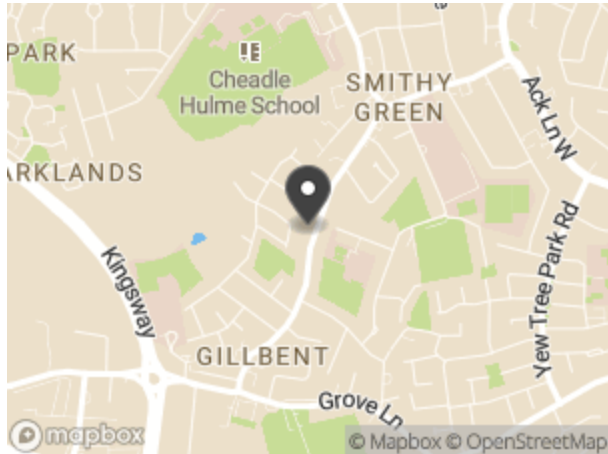
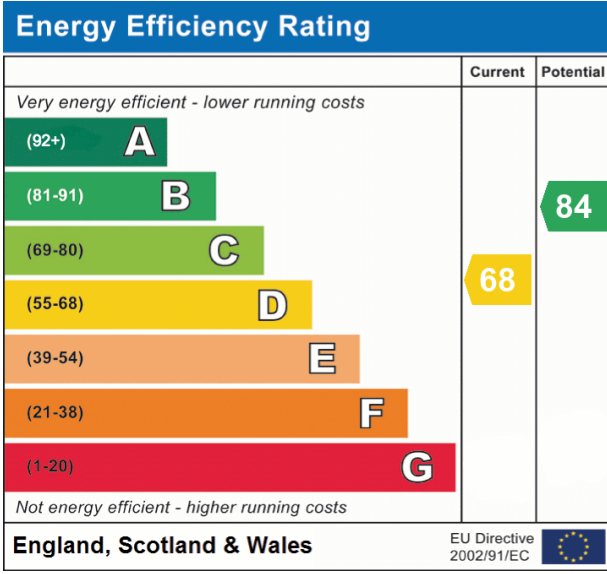
Bedroom Three 9'5" x 8'0" (2.87m x 2.44m)

Bathroom 9'5" x 7'5" (2.87m x 2.26m)

OUTSIDE

Outbuilding 15'5" x 8'0" (4.7m x 2.44m)

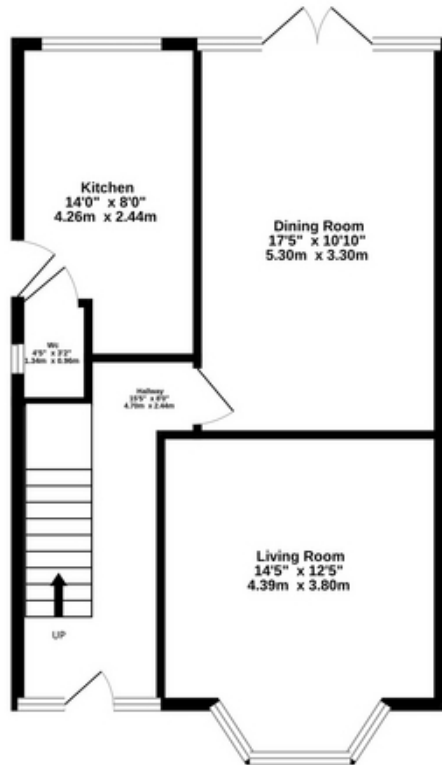
Store 12'0" x 9'0" (3.66m x 2.74m)



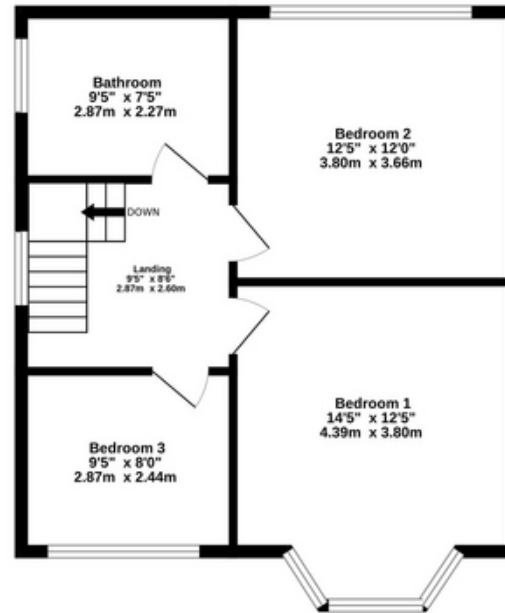


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

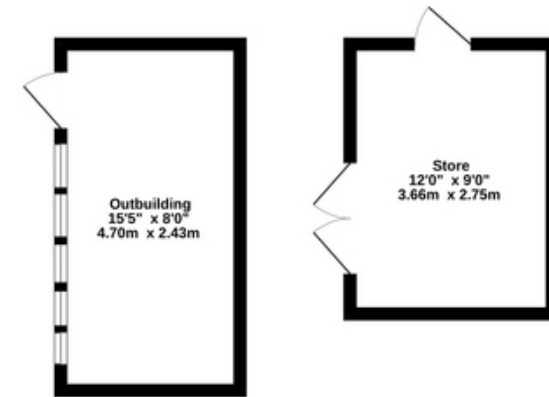
Ground Floor
568 sq.ft. (52.7 sq.m.) approx.



1st Floor
540 sq.ft. (50.1 sq.m.) approx.



Garden Rooms
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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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.