



Part Exchange
Considered

Broadway Avenue, Cheadle, SK8 1NN

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Set in a family-friendly cul-de-sac location, this stunning, five bedroom, four reception, detached family home, offers superb kerb appeal and a truly appealing first impression. A large loft space offers the potential to be converted into additional living space. The York stone driveway with space for 5 cars in addition to the garage create an elegant approach to this very special property.

The owners have modernised the house throughout over the years. Natural light pours through the large bay windows at the front and the tall dual aspect windows, illuminating the period picture rails, exposed beams and the beautiful oakwood banister that leads upstairs. The landing features a thoughtfully positioned built-in bookshelf, adding charm and practicality.

The lounge and dining room house two exceptional fireplaces: the dining space enjoys a rare original beaten copper fireplace, while the lounge centres around an original open brick surround fireplace and a door leading directly to the patio at the rear. These features, combined with the generous proportions and abundant light, create a living space that feels both cosy and uplifting.

The kitchen is a standout, designed with luxury and functionality in perfect balance. Deep soft-closing units, Corian island worktops and Granite surfaces provide a premium finish, complemented by a suite of high end appliances, a Bosch induction hob, Gravity extractor fan, large built in fridge, dishwasher, two ovens, microwave and a filtered water tap. The Vaillant boiler is neatly housed here, alongside excellent storage.

Beyond the kitchen lies a large second reception room, family room, with French doors opening onto its own patio. With fitted units, it offers superb flexibility as a playroom, studio, or independent living space. The ground floor also includes a cloakroom and a downstairs WC, along with beautifully laid patio stone areas that frame the rear of the home and overlook views of the woods.

A utility room sits adjacent to the kitchen which leads directly into the integrated garage with automatic remote controlled door. A separate study/office lies off the kitchen which together with utility, garage and second sitting room could offer the superb flexibility of an independent living space or annexe with its own front door.

Upstairs the five bedrooms have a luxurious feel all with built in wardrobes and units and plush carpeting. The master bedroom is generously proportioned with extensive fitted wardrobes. There are two family bathrooms, generous storage cupboards and separate WC





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The remaining bedrooms offer superb versatility. One enjoys rear views with wash basin. All with fitted wardrobes, dressing tables/desks and a large windows, allowing plenty of natural light to stream in. The fifth bedroom, currently used as a study, has built-in wardrobes and a desk and could easily accommodate a double or single bed. The owners cleverly designed a layout that feels both generous and intelligently planned.

The loft is part boarded, insulated and accessed via a large pulldown ladder. Importantly, the property previously had planning permission to build up, offering exciting future potential for expansion.

The rear garden is a true highlight: beautifully hedge lined and bordered, it feels wonderfully private and sun-filled throughout the day. A wide grassed lawn stretches across the plot, complemented by a wooden pergola, a large mature, spring flowering wisteria and a raised patio area perfect for outdoor dining and relaxation. The section of the garden adjoining the potential annex area features its own raised flagged patio with a balcony effect, creating a separate outdoor space that could serve as an independent terrace for multigenerational living or guest accommodation. Mature planting, seasonal flowers and established greenery wrap the garden in colour and charm, enhancing the tranquil woodland views beyond.



Throughout the home, the abundance of natural light, the tall windows, the period detailing and the thoughtful modern upgrades combine to create a residence of rare quality. With its superb kerb appeal, versatile layout, annex potential, integral garage and enviable cul-de-sac position, this is a home that offers exceptional lifestyle flexibility while retaining the charm and character of its heritage.

A stunning home in a superb position, offering space, character and remarkable flexibility. Just moments from Cheadle village, with excellent motorway links and highly regarded schools close by, it is a residence that combines convenience with charm, heritage with modern comfort, and family practicality with the rare advantage of annex potential - a truly exceptional opportunity in one of the area's most desirable cul-de-sac.

The Current Owners Love:

- The wonderfully balanced proportions, giving every room a comfortable, easy sense of space that works beautifully for day to day family living
- The open plan kitchen dining area provides a central hub for family life in this extended house.
- The natural light streams throughout this warm family home.





Key Features:

- Exceptional turn key detached family home
- A rare advantage of annex potential
- Show home standard presentation throughout
- Well-proportioned accommodation ideal for family living and entertaining
- Spacious principal bedroom
- Prime location on a sought after road close to Cheadle Village, motorway links and good schools
- Driveway parking for up to five vehicles plus garage

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2569 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Family room
7.23m x 4.80m

Garage
6.15m x 3.39m

Office
3.32m x 3.15m

Kitchen
7.50m x 4.03m

Dining Area
5.17m x 3.92m

Hallway
6.16m x 2.53m

WC
1.17m x 1.81m

Living room
6.71m x 3.73m

Landing
3.66m x 3.01m

Bedroom One
5.50m x 3.92m

Bedroom Two
4.63m x 4.03m

Bedroom Three
4.26m x 3.39m

Bedroom Four
3.66m x 3.11m

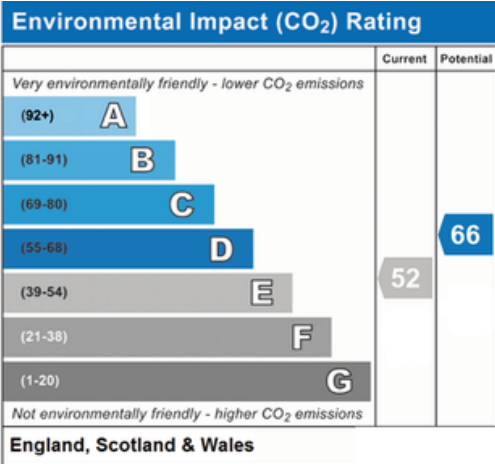
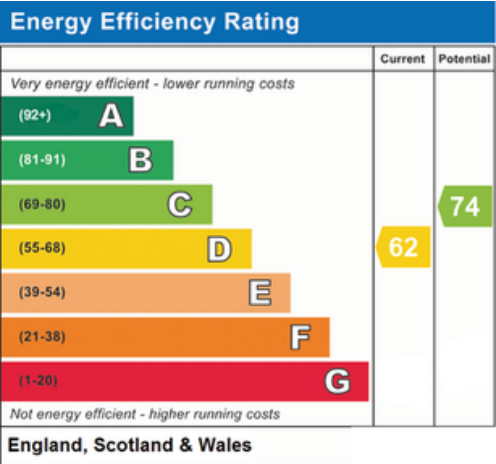
Bedroom Five
3.39m x 3.07m

Bathroom
3.49m x 2.36m

Bathroom
2.65m x 2.12m

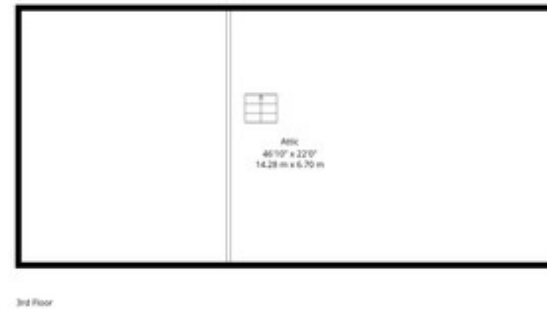
First Floor WC

Attic
14.82m x 6.70m





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



Total: 2569 sq. Ft, 239 m2

1st Floor: 1449 sq. Ft, 135 M2, 2nd Floor: 1120 sq. Ft, 104 M2, 3rd Floor: 0 sq. Ft, 0 m2
 Excluded Areas: Garage: 170 sq. Ft, 16 M2, Fireplace: 17 sq. Ft, 2 M2, Open To Below: 8 sq. Ft, 1 M2,
 Low Ceiling: 814 sq. Ft, 76 M2, Attic: 354 sq. Ft, 33 M2, Walls: 256 sq. Ft, 24 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@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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