



Part Exchange
Considered

10 Park Gates Drive. Cheadle Hulme, SK8 7DF

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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On one of Cheadle Hulme's most desirable and peaceful roads, this beautifully presented four-bedroom semi-detached family home offers generous accommodation across three floors, a stunning mature garden and an exceptional location just moments from Bramhall Park, Cheadle Hulme Village and the train station. Falling within the catchment area for highly regarded schools, including Cheadle Hulme High School, this is a rare opportunity to secure a substantial family home in a highly sought-after setting.

Approached via a hedge-lined tarmac driveway with space for two vehicles, the property immediately creates a welcoming first impression. Mature planting and a striking tree frame the frontage, while side access leads to the garage, currently utilised as valuable storage, pantry and utility space.

The entrance porch opens into a characterful hallway featuring beautiful real wood flooring, a stained-glass front door, built-in coat and shoe storage and a convenient built-in cupboard. Freshly painted throughout and complemented by newly fitted carpets, the home seamlessly combines period charm with modern presentation.

To the front of the property, the elegant dining room enjoys a beautiful bay window, high ceilings, picture rails and rich wooden flooring, creating the perfect setting for entertaining family and friends. Adjacent is the spacious living room, newly carpeted and centred around a charming gas fire with a colourful painted hearth. A glazed rear wall floods the room with natural light whilst framing delightful views of the garden beyond, with a door providing direct access to the patio.

At the heart of the home is the bright kitchen and conservatory space. Finished with tiled flooring, the kitchen benefits from a breakfast bar, half-panelled walls, electric hob with extractor, Hotpoint oven, built-in microwave and space for a washing machine. Two sinks sit beneath a window overlooking the garden, making everyday tasks a pleasure. The kitchen flows effortlessly into the conservatory beneath a vaulted dome roof, creating a wonderful family space bathed in natural light throughout the day.

Stepping outside reveals what is undoubtedly one of the property's standout features. Lovingly nurtured over many years, the garden is a private oasis filled with mature planting, established borders and lush greenery. A patio seating area leads onto the lawn, where stepping stones meander through the garden towards a beautifully painted summer house. Perfect as a home office, studio or garden retreat, the summer house also offers practical storage space. Fully enclosed by mature hedging and enjoying a high degree of privacy, the garden is a tranquil sanctuary that feels a world away from everyday life.





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The first floor continues to impress with fresh carpeting and a beautifully carved wooden banister, illuminated by a charming stained-glass window on the staircase. The family bathroom overlooks the rear garden and features a bath, separate shower cubicle with dual shower heads, wash basin with storage and vinyl flooring. A separate WC is positioned adjacent to the boiler room.

There are three well-proportioned bedrooms on this floor, including two generous doubles. The principal bedroom enjoys a large triple-framed window with wonderful views across the garden and mature treetops, whilst the second double bedroom benefits from a characterful bay window to the front. A third bedroom provides an ideal child's room, nursery or home office.

Ascending to the second floor, a charming landing area creates the perfect reading nook before leading into the superb fourth bedroom. Offering space for a king-size bed and a dedicated workspace beneath the eaves, this versatile room is filled with natural light from two skylights and a side window. Additional eaves storage with lighting provides valuable practicality.

Homes offering four bedrooms across three floors in this location are exceptionally rare, particularly at this price point. Combined with the beautiful garden, driveway parking and outstanding convenience to local amenities, this is a property that truly stands out.

Current Owners Love:

- The beautiful mature garden, lovingly cultivated over the years and wonderfully private.
- The quiet, friendly road and welcoming neighbourhood atmosphere.
- The amount of space throughout the house, providing flexibility for growing families.

We Have Noticed:

- Gorgeous cul-de-sac position with direct access at the end of the road into Bramhall Park.
- Just a short walk to Cheadle Hulme Village, excellent local amenities and the train station.
- Four-bedroom family homes over three floors are exceptionally rare in this location and price bracket







Key Features:

- CHAIN FREE
- Four-bedroom semi-detached home arranged over three spacious floors
- Catchment for highly regarded schools including Cheadle Hulme High School
- Walking distance to Cheadle Hulme Village, train station and local amenities
- Bright kitchen opening into a light-filled conservatory with garden views
- Stunning mature, private rear garden with summer house and multiple seating areas
- Character features throughout including bay windows, stained glass and high ceilings
- Driveway parking for two cars plus useful utility, pantry and storage space

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1713 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen / Breakfast Room
5.23m x 5.23m

Living room
4.67m x 3.73m

Dining room
4.37m x 3.58m

Garage
3.52m x 2.26m

Garage Store
2.26m x 0.82m

WC
2.00m x 0.78m

Hallway

Bathroom
2.51m x 2.34m

WC
1.03m x 1.01m

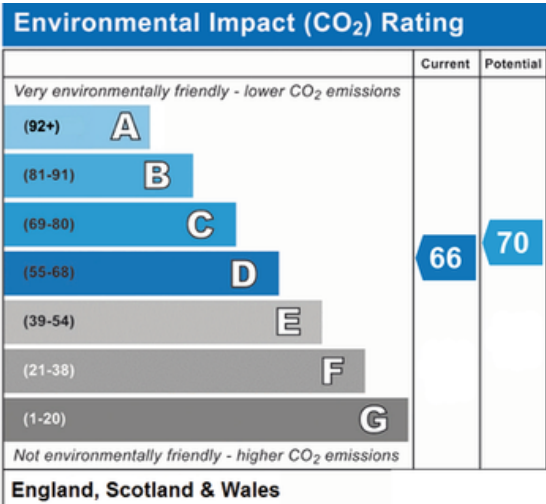
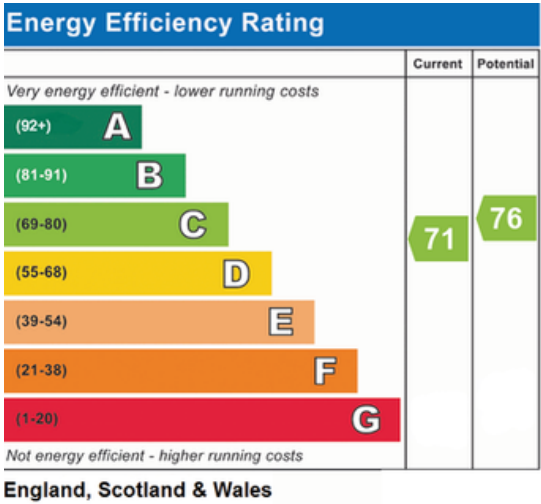
Bedroom 1
4.67m x 3.73m

Bedroom 2
4.37m x 3.58m

Bedroom 3
2.51m x 2.49m

Bedroom 4
6.12m x 5.55m

Summer House
2.36m x 2.34m





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



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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