

Part Exchange  
Considered



Kingsway, Cheadle, SK8 1LP

**SHRIGLEY ROSE & CO**  
Bespoke Estate Agents





## Kingsway, Cheadle, SK8 1LP

A well-proportioned detached family home positioned at the end of a quiet cul-de-sac. Featuring four double bedrooms and multiple reception areas, ideal for family living. Set on a generous plot with scope to extend.

Set at the head of a quiet, leafy cul de sac, this detached family home has remained within the same family for over 30 years and enjoys a generous plot with excellent scope for future improvement. The home offers well-proportioned accommodation throughout and has been carefully maintained, with recent updates including new windows fitted in 2025 (excluding the kitchen).

The location is ideal for access to Cheadle Village, offering a broad range of shops, cafés and restaurants, along with reputable local schooling including Ladybarn School. Transport connections are strong, with the A34 providing direct links to the M60 motorway network, Manchester Airport and the city centre.

A large entrance porch opens into the main hallway, where a solid wood floor continues through into the living and dining areas. The hallway also includes useful understairs storage, which could be reconfigured to create a ground floor WC if desired.

The living room is positioned to the front of the home and features a ceiling archway framing the bay window, which looks out over the driveway. This room flows into the dining room, which sits adjacent to the conservatory and includes a gas fireplace with a marble surround. The conservatory, currently used as a playroom, provides a versatile additional reception space with views across the garden.

The kitchen is positioned to the rear and includes a sink overlooking the garden, granite worktops, tiled flooring, and an Indesit gas hob with electric oven. There is space for freestanding fridge and freezer appliances, and the boiler is also housed here. Internal access leads into the single garage, which has a manual door and is currently used as a utility area. Subject to the relevant consents, there is clear potential to reconfigure the garage into a utility room with a downstairs shower room, and to open through from the dining room into the kitchen to create a more open-plan layout. There is also potential to extend to the rear and side, in line with the existing conservatory.





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To the first floor, the stairs and landing are newly carpeted. There are four double bedrooms, including a particularly generous main bedroom to the rear with garden views, wood laminate flooring and a ceiling fan, comfortably accommodating a king-size bed. A front bedroom benefits from a bay window, while another front-facing bedroom includes an ensuite shower room, newly updated in 2025 and featuring two windows. The family bathroom includes a corner bath and separate corner shower, with a separate toilet located alongside, creating a practical arrangement for family living.

Externally, the driveway provides off-road parking for up to four vehicles. A new fence has just been installed, and the rear garden includes a lawn, outdoor tap, and a variety of useful outbuildings. The outhouse has electricity and offers excellent potential for use as a home office, gym or hobby space, while a shed to the side of the home provides secure storage.

This is a well-located family home offering space, longevity and genuine potential to adapt and extend over time.

### The Current Owners Love:

It's a true family home, offering a warm, comfortable layout that works beautifully for everyday living.

The house benefits from generously sized rooms, giving a real sense of space throughout.

The large double bedrooms are light, airy and provide plenty of room to grow.

### We Have Noticed:

Great value for money

Exceptional family space

Cul-de-sac family safe location







## Key Features:

- Detached family home occupying a peaceful, established cul de sac location
- Four double bedrooms served by a family bathroom with separate WC and a modern en suite, alongside two spacious reception rooms and a versatile conservatory
- Modern breakfast kitchen with granite worktops, tiled floor, Indesit gas hob, electric oven, and sink overlooking the garden
- Strong transport links to Manchester city centre, motorway networks and the airport
- Generous garden plot with private rear garden and driveway parking for multiple vehicles
- Single garage with internal access, currently used as a utility space, offering potential for conversion
- Driveway providing off-road parking for up to four vehicles
- Private rear garden with lawn, block-paved patio, outdoor tap, swing, and useful outbuildings including an electrified outhouse

**Tenure:** Leasehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1649 sqft

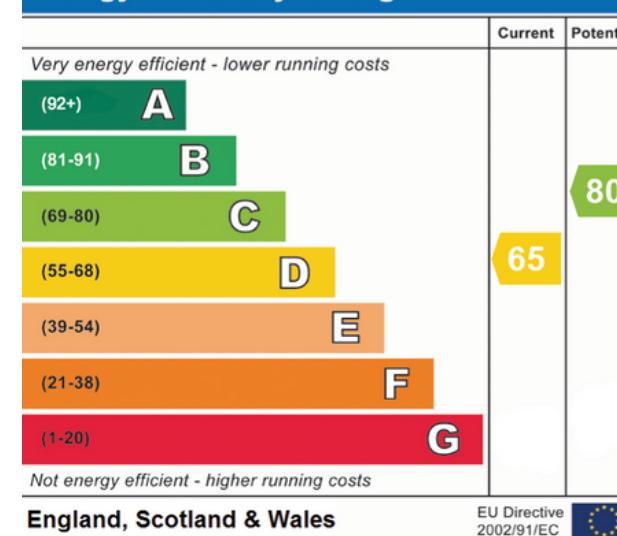
**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Living Room	
3.45m x 3.58m	
Dining room	
3.53m x 4.28m	
Conservatory	
2.80m x 3.45m	
Kitchen	
2.89m x 4.62m	
Integral Garage	
2.51m x 5.23m	
Hallway	
2.01m x 4.52m	
Landing	
1.96m x 3.34m	
Bedroom 1	
3.45m x 4.32m	
Bedroom 2	
3.45m x 3.58m	
Bedroom 3	
2.28m x 3.94m	
Bedroom 4	
2.62m x 3.65m	
Bathroom	
2.21m x 2.44m	
Wc	
0.97m x 1.63m	
Outbuilding	
3.12m x 4.05m	
Ensuite	
0.67m x 2.85m	

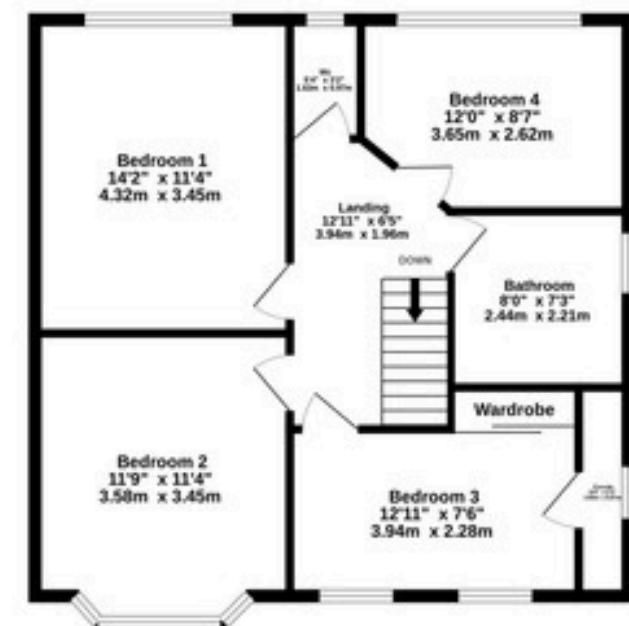
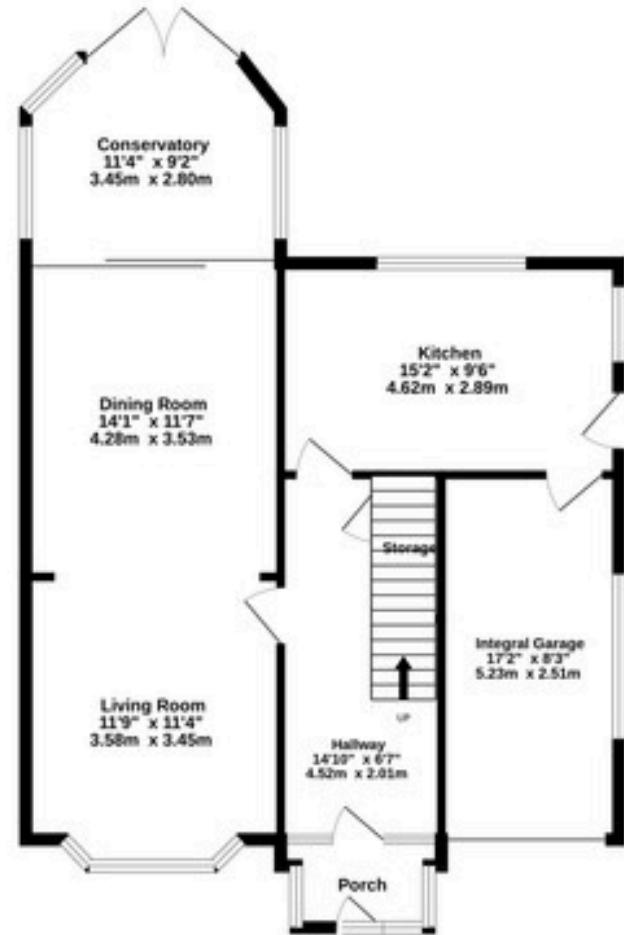


### Energy Efficiency Rating





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



**TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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