



Part Exchange
Considered

Broadway Avenue, Cheadle, SK8 1NN

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Broadway Avenue, Cheadle, SK8 1NN

Fabulous Value for Money, an Exceptionally Spacious, Remodelled and Extended Family Home located on this Family-Friendly Cul-De-Sac within Walking Distance to Cheadle Village, Laurus School, as well as only being a short stroll to Ladybarn School.

This beautifully extended and re-modelled family home sits in one of Cheadle's most desirable residential pockets, offering a rare blend of character, modern design, and exceptional practicality. For twelve years, the current owners have lovingly shaped and refined the property, culminating in a major transformation in 2018 when the entire lower level was extended outwards and re-imagined as a stunning contemporary living space. At the same time, the garden was completely remodelled to create a private, secure outdoor retreat lined with mature beech hedging and enjoying a west-facing aspect that bathes the lawn and York-stone patio in afternoon and evening sunshine. With the peaceful Micker Brook River running behind the garden, the setting feels wonderfully tranquil and secluded.

The lower level of the home is a standout feature, finished in elegant laminate herringbone flooring installed in 2025 and illuminated by three skylights that draw natural light deep into the space. The kitchen is superbly appointed with Neff hide-and-slide ovens, a Neff microwave, Bosch fridge and freezer, an induction hob with down-draft extractor, a full-size dishwasher and a Quooker tap. Granite and quartz surfaces complement soft-closing deep cabinetry, a hidden larder, a butler's pantry cupboard, fitted benches with storage, strip lighting and Philips Pro lighting. Bi-fold doors and a charming stable door open directly to the garden, creating a seamless indoor-outdoor flow. This level also features a cinema room with fitted storage, leading into a dedicated office with comms neatly integrated into cabinetry and stylish panelling. Boot storage, an understairs cupboard and a modern shower room complete the space, all connected by an impressive oak staircase with a glass balustrade rising to the ground floor.

The ground floor offers further versatility, including a second kitchen with sink, oven, cabinetry and space for freestanding appliances, along with a WC and a separate laundry room. A side door provides convenient access to the garden. At the front of the home, a warm and inviting living room features a bay window, gas fire and wooden flooring, creating a cosy retreat for quieter evenings this room could also be used as bedroom 5. This floor also enjoys a beautifully carpeted additional reception room, featuring a serene garden outlook and an elegant electric fire that adds warmth and comfort.





Broadway Avenue, Cheadle, SK8 1NN

Upstairs, the accommodation is well-balanced and thoughtfully arranged. A double bedroom sits to the right of the staircase, front-facing and carpeted, with original parquet flooring beneath and a bay window. The master bedroom is also positioned at the front and enjoys a large bay window, while a good-sized rear bedroom offers fitted wardrobes and views over the garden. A family bathroom with a separate WC serves this floor. At the front of the house, a dedicated dressing room (could be bedroom) leads to a fabulous, loft room, complete with skylights and currently used as a bedroom with a sink.

Externally, the property benefits from a single garage with a manual door and a mechanic's pit, ideal for enthusiasts or those seeking additional storage. A driveway for two cars sits at the front, enhancing everyday convenience.

The location of this home is one of its greatest strengths. Situated within walking distance of Cheadle Village, residents enjoy easy access to independent shops, cafés, restaurants and everyday amenities. The area is renowned for its excellent schooling, with catchment for Laurus, Kingsway, Cheadle Village and the highly regarded Lady Barn House School, alongside a strong selection of both public and private options nearby. Families will also appreciate the proximity to Bruntwood Park, the Village Hotel and leisure facilities, David Lloyd, Sainsbury's and John Lewis, making day-to-day living exceptionally convenient. Motorway links are close at hand, ensuring swift travel across Greater Manchester and beyond.

This is a rare opportunity to acquire a thoughtfully extended, beautifully finished home in a prime location, offering flexible living spaces, modern comforts and a garden sanctuary that feels worlds away from everyday life. It is a property that has been cherished, improved and enjoyed for over a decade and now awaits its next chapter.

The Current Owners Love:

- The generous sense of space throughout the home, from the extended lower level to the well-proportioned bedrooms - creates a wonderfully flexible layout that works beautifully for family life, entertaining and quiet moments alike
- The stunning kitchen and dining area on the lower level is a true everyday hub, designed with high-spec finishes, abundant storage and natural light from skylights and bi-folds, making it a perfect space for cooking, gathering and hosting
- The peaceful rear outlook is one of the home's greatest joys, with a west-facing garden backing onto the tranquil Micker Brook River, offering privacy, greenery and a calming view that changes beautifully with the seasons







Key Features:

- Beautifully extended and fully re-modelled lower level (2018) featuring herringbone flooring (2025), skylights and high-spec contemporary finishes
- Exceptional kitchen with Neff hide-and-slide ovens, induction hob with down-draft extractor, Bosch appliances, granite island, quartz worktops, hidden larder and butler's pantry
- Oak staircase with glass balustrade leading to the lower floor, fitted cabinetry throughout, stable door and bi-folds enhancing the home's modern character
- Versatile ground floor layout including a second kitchen, WC, separate laundry room and side access to the garden
- Cinema room and dedicated office with fitted storage, integrated comms cabinetry and stylish panelling
- Spacious bedroom accommodation including two bay-fronted rooms, a rear bedroom with fitted wardrobes and a family bathroom with separate WC
- Loft room accessed via a dressing room, complete with skylights and sink

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2964 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

LOWER GROUND FLOOR

Kitchen / diner
8.86m x 5.29m

Sitting room
4.34m x 3.57m

Cinema Room
3.86m x 3.57m

Office
4.65m x 2.13m

Bathroom
1.95m x 1.46m

GROUND FLOOR

Living room/Bedroom 5
4.10m x 3.99m

Sitting/Dining room
5.05m x 3.53m

Second Kitchen/Utility
5.23m x 3.22m

Wc

Store

Garage
5.05m x 2.56m

FIRST FLOOR

Bedroom 1
4.10m x 3.53m

Bedroom 2
4.58m x 3.53m

Bedroom 3
2.90m x 2.54m

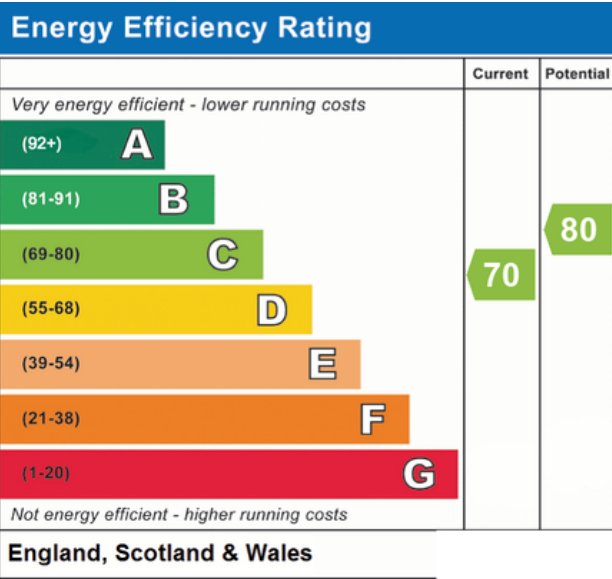
Bedroom 4
5.47m x 2.36m

Bathroom
2.99m x 1.98m

Wc
1.60m x 1.00m

SECOND FLOOR

Loft Room
5.18m x 5.16m





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



TOTAL FLOOR AREA : 2964 sq.ft. (275.4 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.

Made with Metropix ©2025



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

All descriptions, images and marketing materials are provided for general guidance only and are intended to highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst we take care to ensure accuracy, neither Shrigley Rose & Co. nor the seller accepts responsibility for any inaccuracy that may be contained herein. Prospective purchasers should not rely on the details as statements of fact, and are strongly advised to verify all information through their own inspections, searches and enquiries, and to seek confirmation from their appointed conveyancer before proceeding with any purchase.