

Part Exchange
Considered



Hulme Hall Avenue, Cheadle Hulme, SK8 6LN

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Hulme Hall Avenue, Cheadle Hulme, SK8 6LN

Welcome to Hulme Hall Avenue, a beautifully characterful Edwardian three-bedroom semi-detached home, set along a quiet and desirable tree-lined road in the heart of Cheadle Hulme. Lovingly owned for over 23 years and in need of some modernisation, this charming property effortlessly blends elegant period features with practical modern living, creating a warm and inviting family home.

Approached via steps leading up to the front door, the property enjoys a smart frontage with a bay window, EV charger, and driveway parking for two vehicles.

Stepping inside, the home immediately showcases its Edwardian heritage, with beautifully restored coving and striking ceiling roses enhancing the sense of space and grandeur. A useful downstairs WC, complete with window and full tiling, sits conveniently just off the welcoming hallway. The two original reception rooms have been thoughtfully opened up to create a stunning dual-aspect living and dining space, flooded with natural light from the large bay window to the front and French doors to the rear. A beautiful cast iron fireplace with decorative tiled inserts forms a focal point, complete with a working open fire, perfect for cosy evenings.



The kitchen is both practical and well-positioned, featuring a large window overlooking the garden with the sink placed beneath. Fitted with a DeLonghi gas hob and electric oven, there is ample space for a dishwasher and fridge freezer, along with stylish panelling splashbacks, and a side door providing easy external access.

A standout feature of this home is the versatile basement level, accessed via a door opposite the entrance to the kitchen. With carpeted stairs, lighting, and multiple sockets, this space offers fantastic flexibility. A former coal hole has been cleverly converted into a fully tiled wet room with rain head and handheld shower, while additional windows bring in natural light. There is also space for utility appliances and useful built-in storage under the stairs.



Hulme Hall Avenue, Cheadle Hulme, SK8 6LN

Upstairs, the sense of character continues with high ceilings, picture rails, and a beautifully restored ceiling rose on the landing. The principal bedroom enjoys a peaceful outlook over the garden, complete with fitted storage and a charming window seat. The front bedroom is another generous double, enhanced by a large bay window and fitted wardrobes. The third bedroom, with its own original fireplace and garden-facing window, also benefits from built-in storage and access to loft space above. The loft itself presents an exciting opportunity, offering excellent head height and two skylights, with clear potential to convert into two additional bedrooms and a bathroom (subject to relevant permissions).

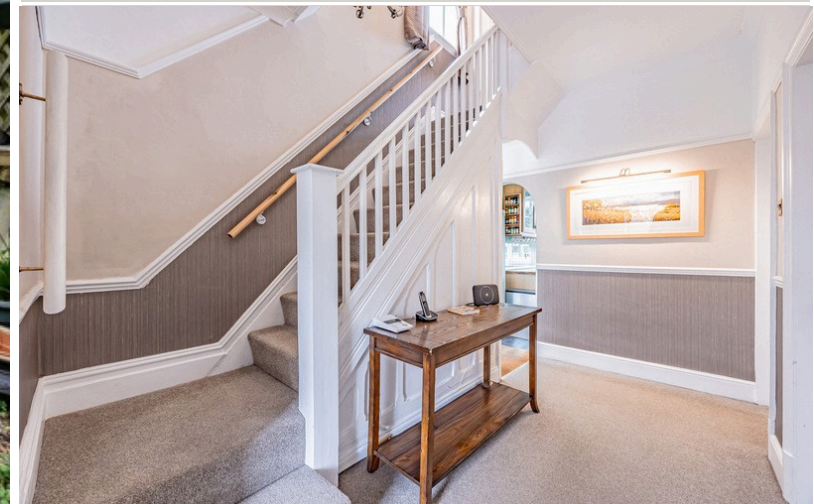
Externally, the south-facing rear garden provides a private and peaceful retreat, not overlooked and bordered by tall conifers. With a patio area, lawn, two sheds, outdoor tap, and boiler cupboard, the space offers great potential, although it would benefit from some modernisation. A side gate provides convenient access to the rear, along with a useful side pathway offering bin storage.



Perfectly positioned close to highly regarded schools, including Bradshaw Hall Primary, Lane End Primary School and Cheadle Hulme High School, excellent transport links, and local amenities, this is a rare opportunity to acquire a home rich in character, space, and future potential in one of Cheadle Hulme's most sought-after locations.

Disclaimer: Some of the images used in this advert are computer-generated (CGI) and are for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.





Key Features:

- Three-bedroom Edwardian semi-detached home with period features
- Stunning open-plan living/dining space with bay window and working fireplace
- South-facing, garden (not overlooked from the rear) with patio, lawn and sheds
- Versatile basement with wet room, utility space and storage
- Driveway parking for two cars plus EV charger
- High ceilings, restored coving, ceiling roses and original fireplaces
- Loft with excellent head height and potential for conversion (STPP)
- Part Exchange Considered

Tenure: Freehold

Council Tax Band: E

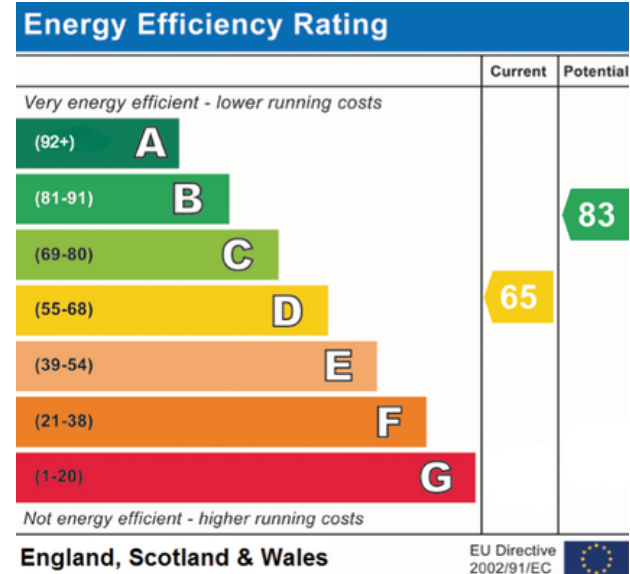
Possession: Vacant possession upon completion

Total Floor Area: 1716 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

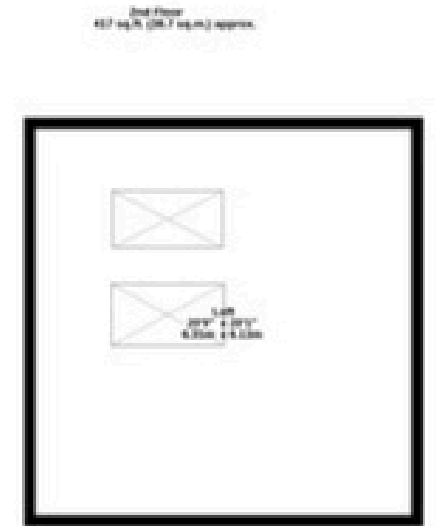
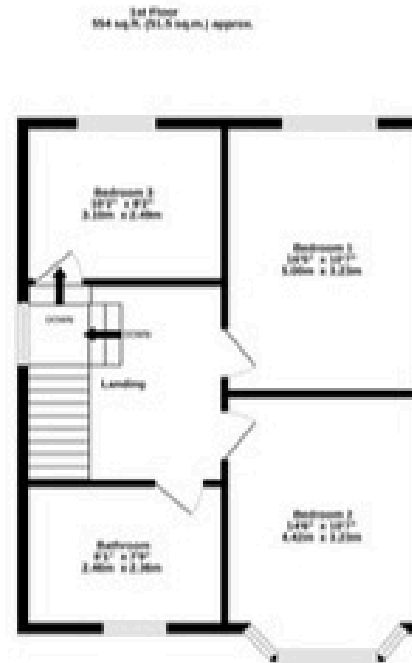
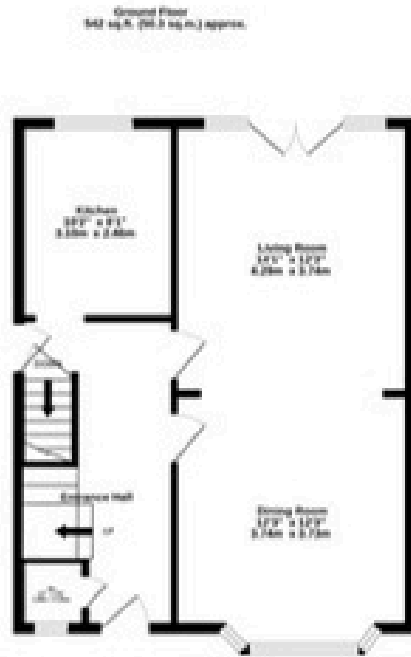
Property Summary:

Living Room
 4.29m x 3.74m
 Dining Room
 3.74m x 3.73m
 Kitchen
 3.10m x 2.46m
 Wc
 1.05m x 1.08m
 Cellar
 5.00m x 3.20m
 Shower Room
 0.81m x 2.56m
 Bedroom 1
 5.00m x 3.23m
 Bedroom 2
 4.42m x 3.23m
 Bedroom 3
 3.10m x 2.49m
 Bathroom
 2.46m x 2.36m
 Loft
 6.31m x 6.13m





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



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 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 ©2009



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.