

Part Exchange  
Considered



Lyncombe Close, Cheadle Hulme, SK8 7RB

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Lyncombe Close, Cheadle Hulme, SK8 7RB

A Beautifully Presented Four-Bedroom Detached Family Home Overlooking Green Open Space in the Heart of Cheadle Hulme

Occupying an enviable position overlooking an attractive green and enjoying a private, south-west facing rear garden, this beautifully maintained four-bedroom detached residence offers the perfect blend of space, comfort and family-friendly living within one of Cheadle Hulme's most sought-after locations. Cherished by the same owners for over 32 years, this handsome Georgian-inspired home has been lovingly updated throughout, including replacement double-glazed windows, external doors and two contemporary bath/shower rooms, creating a home that is both charming and practical for modern family life.

Set back behind a paved driveway providing off-road parking for two vehicles, the property enjoys an appealing frontage with a useful store porch and an uninterrupted outlook across the green beyond. The position is particularly special, offering a sense of openness rarely found, whilst remaining just moments from excellent schools, transport links and local amenities.

Stepping inside, a welcoming entrance hall leads through to the principal reception rooms. The elegant living room is a wonderfully inviting space, featuring characterful exposed beams, a beautiful bay window flooding the room with natural light and a marble-surround gas fireplace creating a warm focal point. Open-plan access flows seamlessly into the dining area, making it ideal for both everyday family life and entertaining.

French doors open directly onto the rear terrace, effortlessly connecting the indoor and outdoor spaces and allowing the south-west facing aspect to maximise sunlight throughout the day.

The kitchen is well-appointed with a range of fitted units, complemented by quality Neff appliances including an oven, grill and four-ring gas hob. A slimline dishwasher, fridge freezer and practical understairs pantry further enhance functionality. Adjoining the kitchen is a useful utility area with space for laundry appliances, a downstairs WC and direct access to the garden.

Outside, the rear garden provides a peaceful and private sanctuary. Thoughtfully landscaped with a flagged entertaining terrace, lawned garden and attractive pond, it attracts an abundance of wildlife and creates a wonderfully tranquil environment in which to relax and unwind. Mature planting, including stunning wisteria adorning the rear elevation, enhances the garden's charm and seasonal beauty. Importantly, the garden is not overlooked, offering exceptional privacy rarely found in such a convenient location.

To the first floor, the accommodation continues to impress. The principal bedroom enjoys fitted wardrobes and a modern en-suite shower room with walk-in shower enclosure. Three further bedrooms provide excellent versatility for growing families, guests or home working. The rear guest bedroom is a generous double with fitted wardrobes, whilst the front-facing double bedroom also benefits from built-in storage and attractive views across the green. The fourth bedroom is currently utilised as a home office but is comfortably large enough to accommodate a double bed alongside additional furniture.





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A well appointed family bathroom serves the remaining bedrooms and features a bath with handheld shower attachment. Additional storage is provided by an airing cupboard, whilst the loft space is insulated and offers further potential for storage.

The location is equally impressive. Directly opposite the property, pathways lead through to Tintern Park, playing fields and pleasant green spaces, providing wonderful opportunities for walks, recreation and family activities. The property falls within easy reach of highly regarded schools including Hursthead Infant School, Thorn Grove Primary School, Cheadle Hulme High School, St James' Catholic High School and Cheadle Hulme School.

Combining a superb position, generous family accommodation, private south-west facing gardens and an established residential setting, this exceptional home presents a rare opportunity to acquire a property that has been treasured and meticulously cared for over many years.

### The Current Owners Love

- The wonderful sense of privacy, with the home enjoying an open outlook across the green whilst remaining completely overlooked to the rear.
- The sunny south-west facing garden, perfect for relaxing, entertaining and enjoying the beautiful evening sunshine.
- The abundance of wildlife that visits the pond and garden throughout the year, creating a peaceful and ever-changing natural backdrop.
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### We Have Noticed

- The exceptional plot position, overlooking the green to the front whilst benefiting from a private, established rear garden and off-road parking.
- The convenience of being just a short walk from highly regarded local schools including Hursthead Infant School and Cheadle Hulme High School.
- The excellent connectivity, with easy access to both road and rail networks for commuting across Greater Manchester and beyond.







### Key Features:

- Beautiful four-bedroom detached family home
- Overlooking attractive green open space
- Private south-west facing rear garden
- Spacious lounge with bay window and feature fireplace
- Open-plan dining room with French doors to the garden
- Principal bedroom with en-suite shower room
- Driveway parking for two vehicles
- Excellent school catchment and transport links nearby

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1182 sqft

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

## Property Summary:

Utility Room  
3.10m x 2.53m

Wc  
1.54m x 1.39m

Garage  
4.96m x 2.53m

Kitchen  
3.10m x 2.66m

Dining Room  
3.10m x 2.36m

Living Room  
4.85m x 4.03m

Hall

Bedroom 1  
4.21m x 2.53m

En-suite  
2.53m x 1.93m

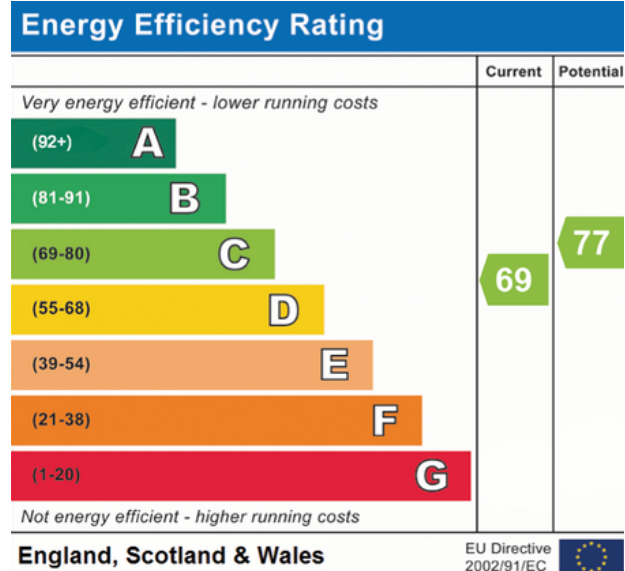
Bathroom  
2.26m x 1.93m

Bedroom 3  
3.10m x 2.76m

Landing

Bedroom 2  
3.51m x 2.99m

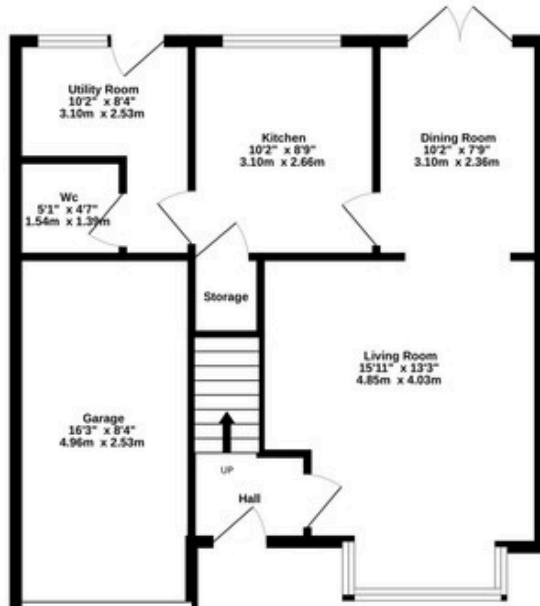
Bedroom 4  
2.64m x 2.03m



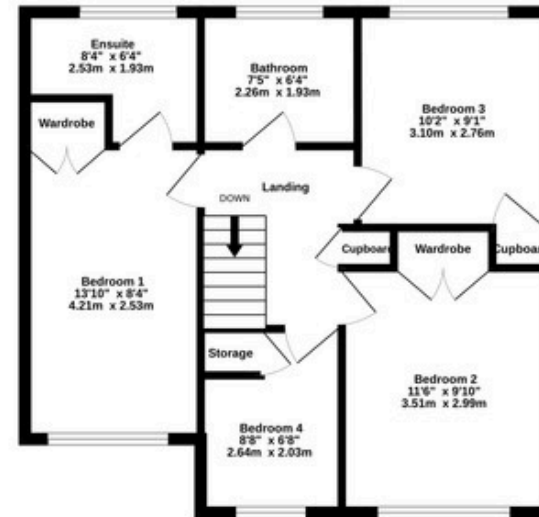


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor  
626 sq.ft. (58.2 sq.m.) approx.



1st Floor  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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