



Part Exchange  
Considered

Malmesbury Road, Cheadle Hulme, SK8 7QH

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Malmesbury Road, Cheadle Hulme, SK8 7QH

Immaculately Presented Three-Bedroom Family Home | Sought-After School Catchment

A beautifully maintained and thoughtfully upgraded three-bedroom family home, ideally located within the highly desirable catchment areas for Hursthead Primary School and Cheadle Hulme High School.

The property benefits from a brick-paved driveway for two cars, a covered porch with useful storage, and gated side access providing convenient front-to-back entry and bin storage.

Inside, the welcoming living room features an electric fire and a window overlooking the driveway, with stairs leading to the first floor. A separate reception room, currently used as a playroom, sits to the right and includes plantation shutters, built-in storage, and additional understairs storage. A downstairs WC is accessed from this room.



To the rear is a stunning open-plan dining kitchen, finished with wood-effect LVT flooring and designed for modern family living. The kitchen includes a central island with seating and storage, a Belling range cooker with gas hob, electric and gas ovens, integrated fridge freezer, half-size dishwasher, slimline wine fridge, and integrated washing machine. A large skylight with electric blind fills the space with natural light, while electric blinds are fitted to all rear-facing windows and doors. Bi-fold doors open onto the decked seating area, creating a seamless indoor-outdoor feel.

The low-maintenance rear garden is perfect for families, featuring artificial grass, raised planters, a decked entertaining area with a handy shed.





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Upstairs, a bright landing with a side window provides access to three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys a pleasant outlook over the rear garden and features built-in wardrobes, over-bed storage, a vanity unit and electric blinds. Bedroom two is a comfortable double with fitted wardrobes, while bedroom three is front-facing and would suit a child's bedroom, nursery or home office.

The family bathroom is thoughtfully arranged, featuring a separate bath positioned beneath a large window, a walk-in shower with both rain head and handheld attachment, vanity storage and attractive, modern tiling.

Additional benefits include a fully boarded and insulated loft with ladder access (updated approximately 18 months ago), gas central heating via a Worcester boiler, and excellent storage throughout the home.



### The Current Owners Love:

- Impressive open-plan kitchen and dining space, thoughtfully designed for modern family life and everyday entertaining
- Bi-fold doors opening directly onto the rear garden, creating a seamless indoor-outdoor connection
- Versatile additional reception room on the ground floor, ideal as a playroom, snug or children's space

### We Have Noticed:

- Ideally positioned within the highly sought-after catchment areas for Hursthead Primary School and Cheadle Hulme High School
- Presented in excellent, move-in-ready condition throughout, allowing buyers to settle in with ease
- Offering two reception rooms alongside a spacious open-plan dining kitchen, ideal for modern family living







## Key Features:

- Highly sought-after catchment for Hursthead Primary School and Cheadle Hulme High School
- Immaculately presented three-bedroom family home
- Bi-fold doors opening onto a low-maintenance rear garden with decked seating area
- Stylish kitchen with central island, range cooker and integrated appliances
- Two reception rooms plus a spacious open-plan dining kitchen
- Principal bedroom with fitted wardrobes, vanity unit and garden outlook
- Contemporary family bathroom with separate bath and walk-in shower
- Fully boarded and insulated loft with ladder access
- Driveway parking for two cars, gated side access and excellent storage throughout

**Tenure:** Freehold

**Council Tax Band:** C

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1073 sqft

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



Property Summary:

Kitchen  
5.89m x 4.47m

Living Room  
4.79m x 3.41m

Play Room  
4.89m x 2.34m

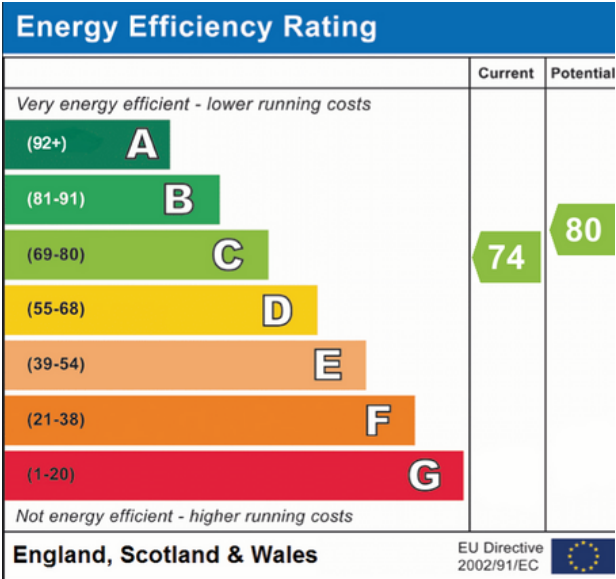
Wc  
0.97m x 1.35m

Porch  
Bedroom 1  
4.17m x 3.41m

Bedroom 2  
3.40m x 3.08m

Bedroom 3  
3.08m x 2.31m

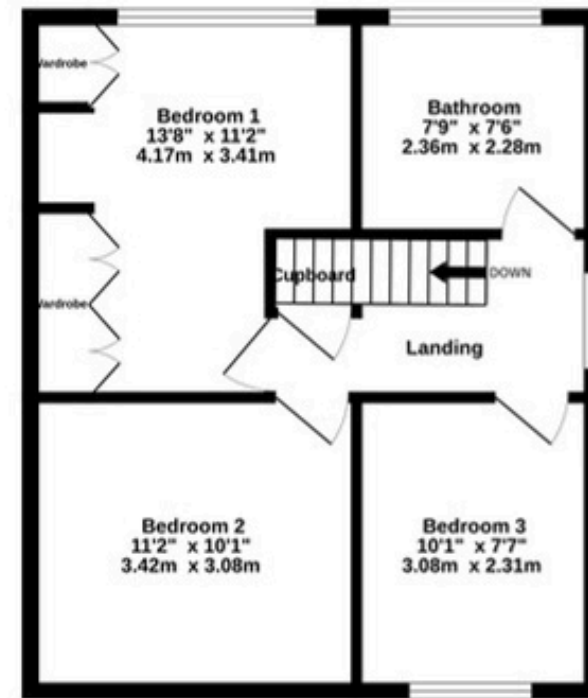
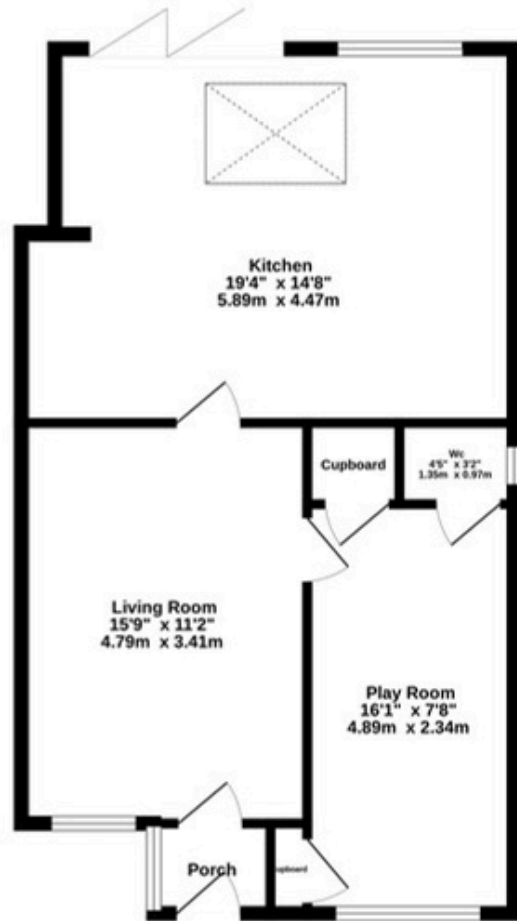
Bathroom  
2.36m x 2.28m







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



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

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