

Part Exchange
Considered



Malmesbury Road, Cheadle Hulme, SK8 7QH

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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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.

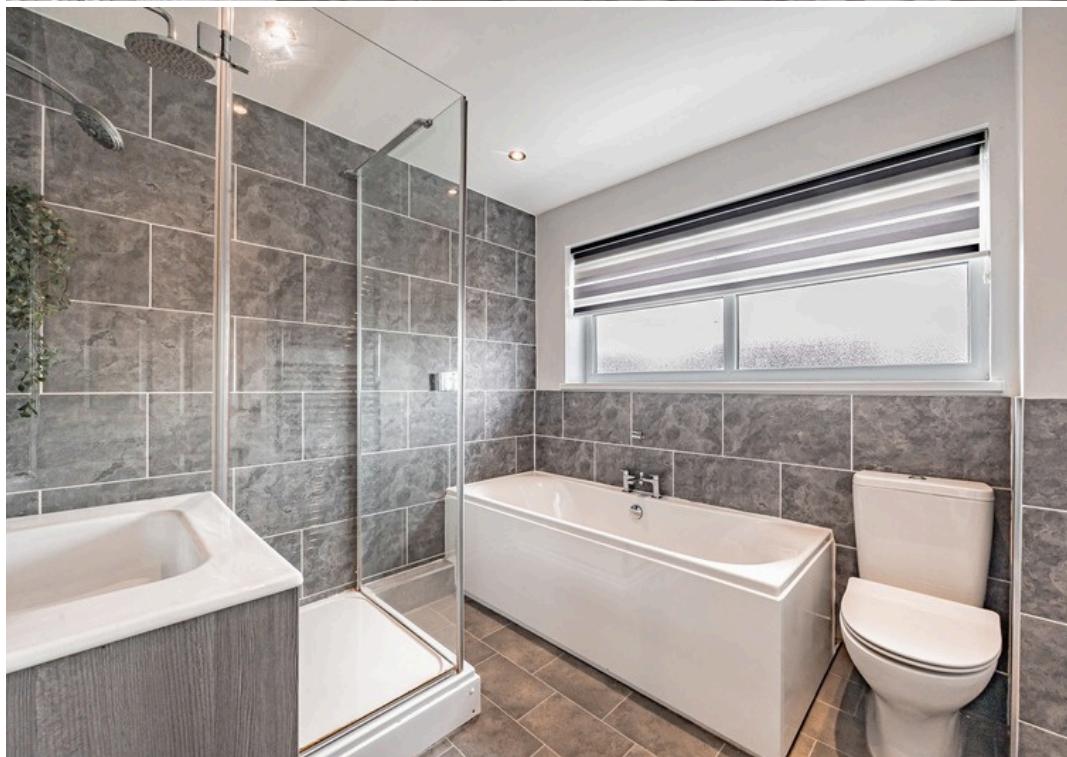
Additional benefits include a fully boarded and insulated loft with ladder access (updated approximately 18 months ago), gas central heating via a Worcester boiler, and excellent storage throughout the home.

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

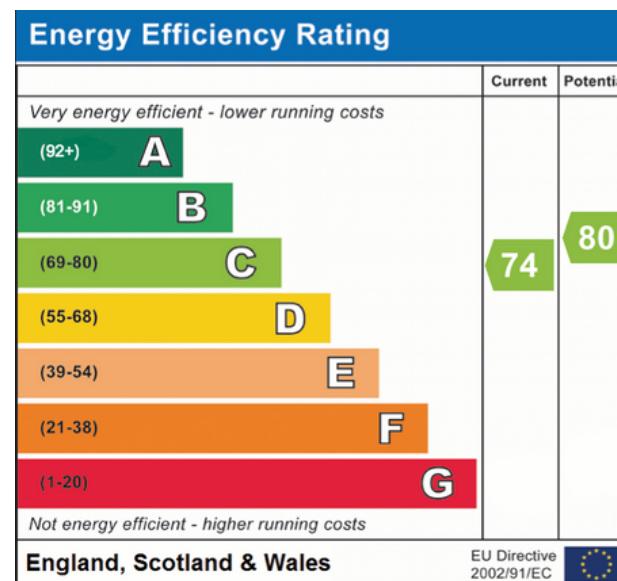
Wc
0.97m x 1.35m

Porch
Bedroom 1
4.17m x 3.41m

Bedroom 2
3.40m x 3.08m

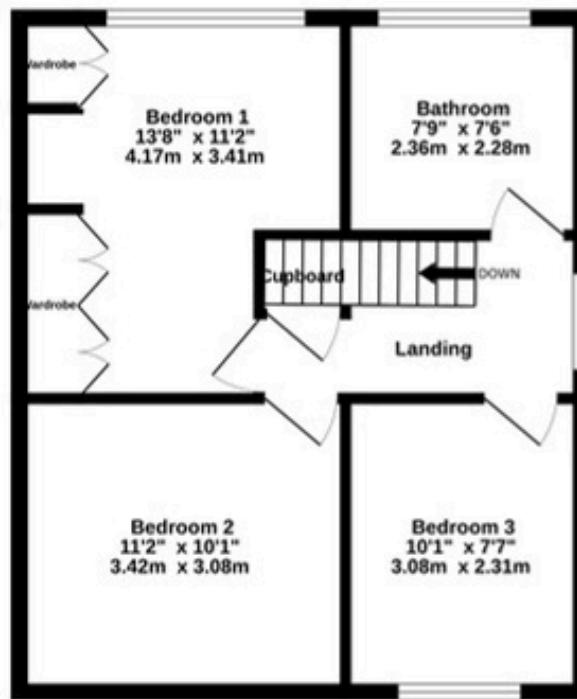
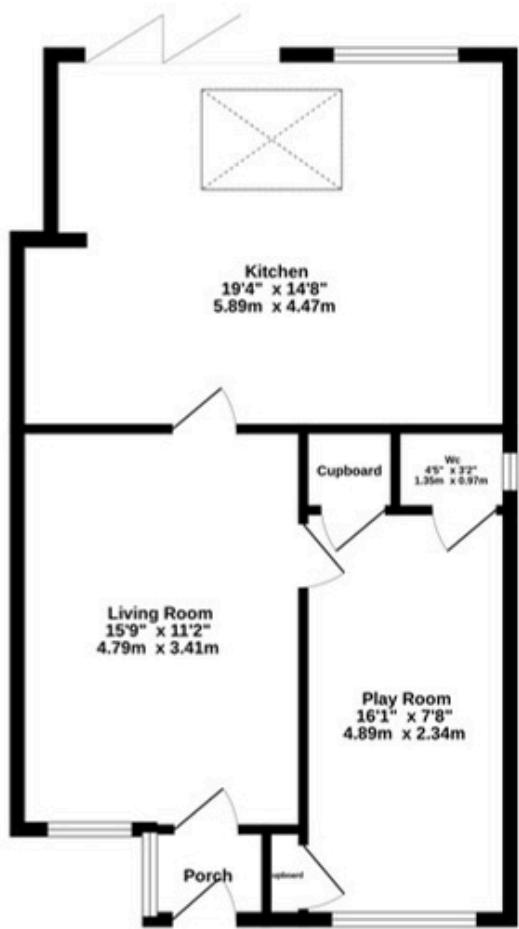
Bedroom 3
3.08m x 2.31m

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.

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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SR
4 Ravenoak Road, Cheadle Hulme, SK8 7DL
Tel: 0161 425 7878
Email: hello@shrigley-rose.co.uk
www.shrigley-rose.co.uk

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