



Broadway
Cheadle
Cheshire SK8 1LD

We take great pleasure in offering for sale this imposing detached residence offering magnificent family accommodation, which boasts a **STUNNING INDOOR SWIMMING POOL** with sauna and relaxation areas. The main accommodation is set out on three levels and is beautifully appointed throughout and sure to impress the most discerning of purchasers.

A stunning family home, must be viewed!



40 Broadway, Cheadle, Cheshire, SK8 1LD

PURCHASE PRICE: £1,175,000

DESCRIPTION: We take great pleasure in offering for sale this imposing detached residence offering magnificent family accommodation, which boasts a stunning indoor swimming pool with sauna and relaxation areas.

The main accommodation is set out on three levels and is beautifully appointed throughout and sure to impress the most discerning of purchasers. In brief the accommodation comprises, entrance porch, impressive hall with marble flooring, cloakroom with w.c, attractive lounge leading to a superb conservatory room, bay fronted sitting room, spacious family dining kitchen, fitted utility room, and superb versatile games room with access to a second ground floor w.c. To the first floor a spacious split level landing gives access to four excellent double bedrooms, two with en-suite shower rooms and in addition there is a luxurious family bathroom. An impressive staircase leads to a second floor, which boasts two loft bedrooms, with one benefiting from an en-suite shower room, and both having patio doors, which open to a lovely-railed balcony.

Outside to the rear of the property and an undoubted feature there is a stunning indoor swimming pool with sauna and shower room. Outside to the front of the property there are two double driveways providing off road parking facilities and access to a double garage. The rear garden is not directly overlooked and is beautifully landscaped providing a lovely backcloth to this superb home.

Whilst the details to follow endeavour to set out the accommodation, a full and early inspection is absolutely vital to fully appreciate the true size and standard of accommodation on offer.

LOCATION: The property occupies a prominent position in Cheadle's premier residential area and is located approximately half a mile from Cheadle village centre. Excellent State and Independent schools serve the area. For the commuter the North West motorway network can be accessed approximately half a mile away.

DIRECTIONS: From our Cheadle office, turn right at the traffic lights and proceed along Wilmslow Road. Turn third right into Broadway. Continue along Broadway where the property can be found on the right hand side.

GROUND FLOOR

ENTRANCE VESTIBULE

RECEPTION HALL 19' 2" x 11' 11" (5.84m x 3.63m)

Radiator, coving to ceiling, stairs to first floor, inset ceiling spotlights, cloaks cupboard.

DOWNSTAIRS WC Low level wc, hand wash basin, radiator, double glazed window, tiled floor and walls.

LOUNGE 32' 3" x 14' 10" (9.83m x 4.52m) Feature fireplace with marble hearth, double glazed bay window, four radiators, coving to ceiling, dado rail, 6 wall light points, two double doors to conservatory.

SITTING ROOM 20' 9" into bay x 14' 10" (6.32m x 4.52m) Feature multi-fuel fire, radiator, two wall light points, double glazed bay window.

CONSERVATORY 15' 4" x 14' 4" (4.67m x 4.37m) Double glazed conservatory, tiled floor, 3 radiators, two wall light points.

FAMILY DINING KITCHEN 22' x 19' 7" (6.71m x 5.97m) Comprehensively fitted with a range of matching base and wall units with Granite working surfaces, built in Neff oven, Miele coffee maker, space for American style fridge/freezer, space for range style cooker, tiled floor, glazed displays, Island unit with Granite worktop incorporating ceramic sink unit, drawers and cupboards. Double glazed doors to rear garden.

REAR VESTIBULE Tiled floor, double glazed door to rear garden.

GAMES/ENTERTAINING ROOM 23' 11" x 12' 2" (7.29m x 3.71m) Double glazed doors to rear garden, 5 double glazed windows, laminate flooring, radiator, inset ceiling spotlights.

DOWNSTAIRS WC. Low level wc, hand wash basin, radiator, tiled floor and walls.

UTILITY ROOM 11' 3" x 6' 6" (3.43m x 1.98m) Base and wall units with working surfaces, stainless steel sink unit, double glazed window, part tiled walls, two Glow Worm central heating boilers.

FIRST FLOOR

LANDING Oak spindled staircase, solid wood flooring, two radiators, stained glass picture window, stairs to 2nd floor.

BEDROOM ONE 20' 10" x 14' 9" (6.35m x 4.5m) Double glazed bay window, fitted wardrobes, dressing table and drawers, bedside cupboards, radiator, coving to ceiling, inset spotlights.

EN-SUITE SHOWER ROOM Tiled shower cubicle, low level wc, hand wash basin with cupboards below, ladder style radiator, tiled floor and walls, two double glazed windows.

BEDROOM TWO 18' 10" into bay x 14' 10" (5.74m x 4.52m) Fitted wardrobes, bedside cupboards, dressing table, radiator, inset ceiling spotlights.

EN-SUITE SHOWER ROOM Tiled shower cubicle, low level wc, hand wash basin with cupboards below, ladder style radiator, two double glazed windows, tiled walls.

BEDROOM THREE 14' 11" x 12' 11" (4.55m x 3.94m)
Fitted wardrobes and bedside drawers. double glazed window, radiator, inset ceiling spotlights, and coving to ceiling.

BEDROOM FOUR 10' 11" x 9' 9" (3.33m x 2.97m) Fitted wardrobes, laminate flooring, double glazed window, coving to ceiling, inset ceiling spotlights.

FAMILY BATHROOM 13' 1" x 9' 1" (3.99m x 2.77m)
Fitted with a white suite comprising corner Jacuzzi/spa bath, pedestal wash basin, low level wc, corner shower cubicle with massage/power jets, two double glazed windows, fully tiled walls and floor, inset ceiling spotlights, heated radiator/towel rail.

SECOND FLOOR

LANDING

BEDROOM FIVE 14' 11" x 11' 11" (4.55m x 3.63m)
Double glazed French doors opening to the balcony, radiator, inset ceiling spotlights.

EN-SUITE SHOWER ROOM Shower cubicle, low level wc, hand wash basin with cupboards below, Velux window, tiled floor, inset ceiling spotlights.

BEDROOM SIX/PLAYROOM 17' 8" x 16' 9" narrow to 13'2 (5.38m x 5.11m) Two radiators, two Velux windows, inset ceiling spotlights, double doors to balcony.

OUTSIDE

SWIMMING POOL ROOM 55' 9" narrowing to 49'8 x 27' 5" (16.99m x 8.36m) Heated swimming pool, paved flooring, 7 double glazed doors opening to the garden, fully tiled walls, shower cubicle, sauna/steam room, separate wc/changing room, boiler room housing Baxi heating system.

GARAGE 19' 1" x 16' 8" (5.82m x 5.08m) Up and over door, light and power.

UTILITY ROOM 16' 8" x 7' 11" (5.08m x 2.41m) Base and wall units, stainless steel sink unit, working surfaces.

GARDENS To the front of the property there is a lawned garden. In addition there are two driveways providing off road parking facilities and access to the double garage. To the rear there are mainly lawned garden with an array of mature trees/shrubs/evergreens, paved patio area, ornamental lamppost, timber built summer house.

AGENTS NOTE: The property benefits from solar panel energy system.

EPC Rating - C

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 12239





Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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