





Welcome to Woodfield Road, Cheadle Hulme - a beautiful extended four-bedroom, two-bathroom semi-detached family home that is perfect for creating lasting memories. Located in a highly desirable area within walking distance of amenities, Cheadle Hulme Village, and Cheadle Hulme train station, this property is ideal for families looking for convenience and comfort. Boasting a catchment area for renowned schools such as Cheadle Hulme High School & Hursthead Infant & Junior School, this home offers the perfect setting for your children's education and growth. The property reveals in excess of 1500 sq/ft of living accommodation with plenty of reception areas for families as well as ample sleeping quarters for everyone.

Property details

- Catchment Area for Cheadle Hulme High School & Hursthead Infant & Junior School
- Beautiful Extended Four Bedroom & Two Bathroom Semi Detached Family Home
- Highly Desirable Location Within Walking Distance of Amenities As Well As Cheadle Hulme Village & Train Station
- Superb Privately Enclosed Large Established Rear Garden
- High Specification Open Plan Kitchen Dining Room Complete With Snug Area & Utility Room
- Three Well Proportioned Reception Rooms with Accommodation In Excess of 1500 sq/ft



About this property

This magnificent semi detached family home occupies a highly desirable residential setting close to Schools, transport links and amenities which makes this location ideal for families. An entrance hallway leads to three reception rooms, all of which are of excellent proportions and capable of allowing families to congregate and entertain or equally relax and unwind in peace. The bay fronted living room offers a dual aspect and provides ample natural light via the feature bay window. The sitting room reveals a cozy space with a feature log burner which also benefits from an extension with part vaulted ceiling, skylight windows and bi-folding doors. The snug area provides an open plan arrangement to the kitchen dining area which again has been creatively extended to form a high spec finish with access to a useful utility room. The kitchen includes a breakfast bar displaying a sociable space to entertain friends and family. To the first floor the master bedroom includes a range of fitted wardrobes providing excellent storage. An ensuite bathroom is an excellent addition for family life. There are three remaining bedrooms which can be used to suit any buyers needs. A family bathroom includes a three piece suite whilst the landing area promotes ample storage with various fitted wardrobes. Externally there is a driveway providing off road parking whilst to the rear there is a magnificent garden split into a deep patio area and a large lawned garden.









DIRECTIONS

SK8 7JT

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

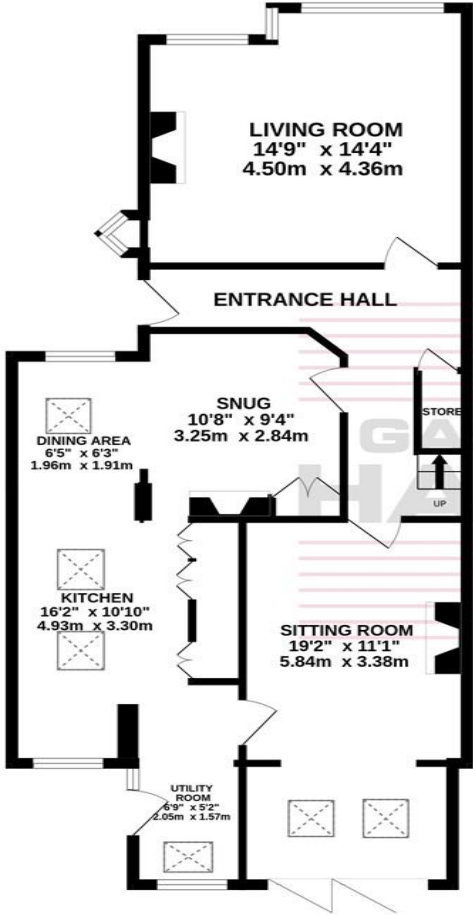
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

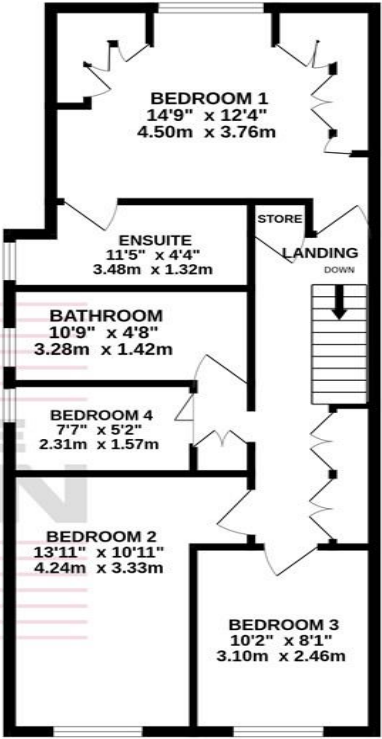
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREA'S LEADING ESTATE AGENCY

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