



**GASCOIGNE
HALMAN**

Highfield Road, Cheadle Hulme, Stockport
Asking Price £595,000

THE AREA'S LEADING ESTATE AGENCY



Perfectly positioned on a generous corner plot, this impressive five-bedroom detached home offers the space, flexibility, and location every family is searching for. Situated within the catchment areas of both Bradshaw Hall Primary and Cheadle Hulme High School ˆ each rated Outstanding ˆ it combines family-friendly living with access to some of the area's most highly regarded education options.

Property details

- Superb five-bedroom detached family home
- Positioned on a generous corner plot.
- Within catchment for Bradshaw Hall Primary & Cheadle Hulme High (both Outstanding)
- Welcoming entrance hall with downstairs shower room
- Spacious living room plus versatile sitting/dining room
- Kitchen with adjoining utility room for added convenience
- Driveway parking for several cars plus integral garage
- Private, good-sized rear garden offering peace and seclusion



About this property

From the moment you step into the welcoming entrance hallway, the sense of space is immediately apparent. The ground floor has been designed to suit the needs of a busy household, featuring a bright and comfortable living room, a versatile sitting room/dining room ideal for family gatherings or children's play space, and a downstairs shower room for everyday convenience.

The kitchen, perfectly complemented by a separate utility room, provides a practical yet sociable hub of the home with its semi-open aspect, making family mealtimes and entertaining friends a pleasure.

Upstairs, five well-proportioned bedrooms ensure everyone has their own space, while the family bathroom completes the accommodation on this floor.

Externally, the property continues to impress. A large driveway provides parking for multiple vehicles alongside an integral garage, while the private rear garden offers a safe retreat - ideal for children to play, for summer barbecues, or simply to relax.

This superb home not only delivers on space and practicality but also enjoys a highly desirable location. With excellent schools, local parks, and transport links all close by, it's the perfect setting for families to put down roots and create lasting memories.









DIRECTIONS

SK8 6EW

COUNCIL TAX BAND

E

TENURE

Leasehold

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	70 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?

No

SOURCES OF FLOODING

Ask Agent

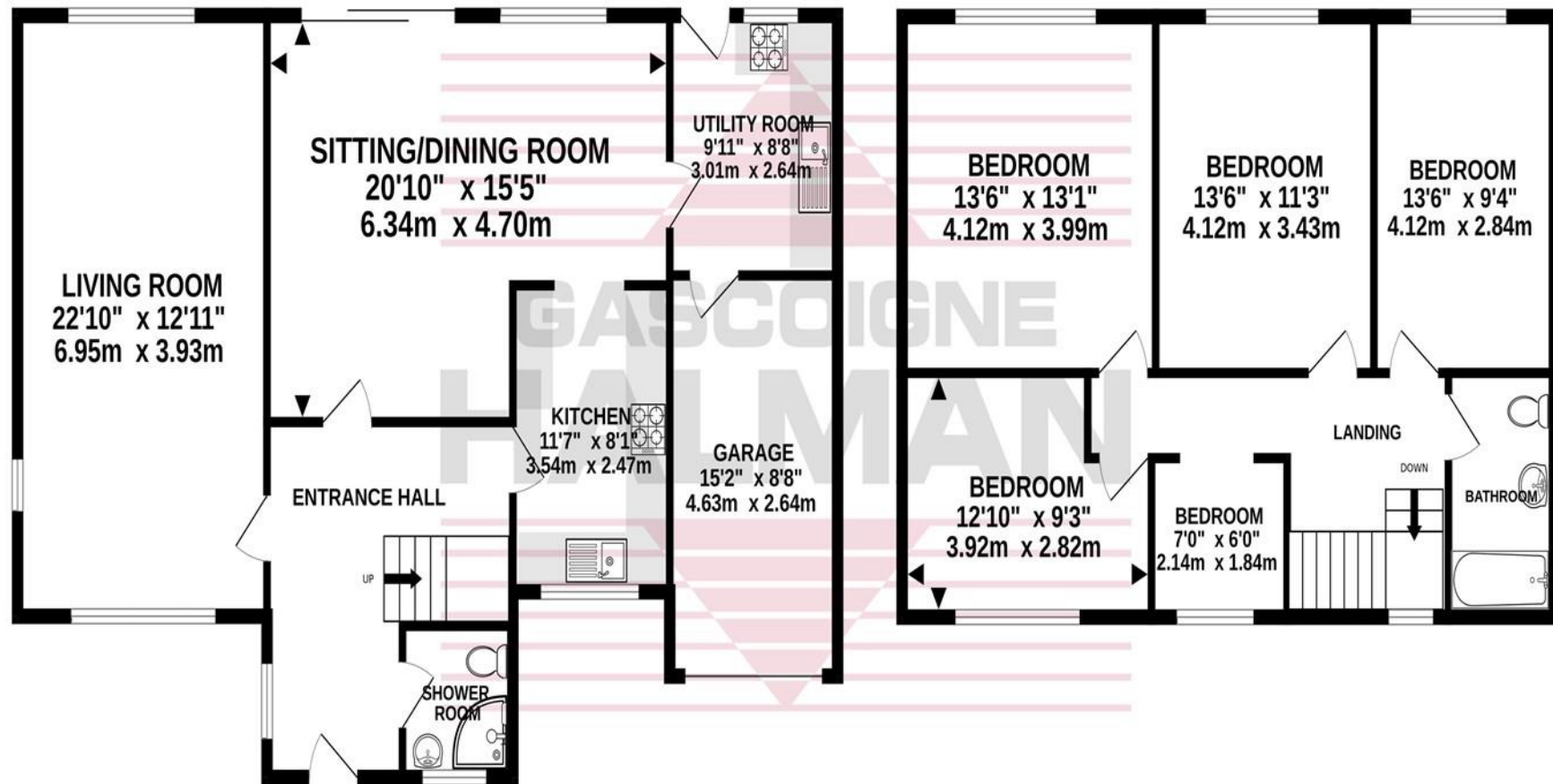
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 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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