



Sawley Drive, Cheadle Hulme, SK8 7QA

£525,000

Spacious five-bed semi, approaching 1500 sq/ft, in quiet cul-de-sac near top schools such as Hursthead Infant & Junior School & Cheadle Hulme High School. There are ample reception areas for entertaining, not least to mention the spacious modern kitchen diner which overlooks the delightful rear garden. Other fantastic selling points include a utility, spacious integral garage, large driveway, immaculate landscaped gardens, and a flexible and practical layout, ideal for families.

- On The Doorstep Of Hursthead Infant & Junior School
- Easy Access To Cheadle Hulme High School
- Five Bedroom Semi Detached Family Home
- Modern Kitchen & Stylish Bathroom & Additional WC
- Quiet & Convenient Cul-De-Sac Location Close to Amenities, Including The "GoLocalExtra" Convenience Store For Daily Supplies
- Highly Desirable Location & Conveniently Located Close To Bramhall Village
- Spacious Driveway With Ample Parking & Single Integral Garage
- Superb Extended Accommodation Approaching 1500 Sq/Ft With Multiple Reception Rooms
- Beautifully Landscaped Garden Offering An Excellent Degree Of Privacy, With Gate To The Rear For Additional Access
- Buyers Could Compromise A Bedroom If Needed In Order To Incorporate An En-Suite/Dressing Room







This impressive five-bedroom semi-detached family home is situated in a highly desirable and peaceful cul-de-sac, perfectly positioned on the doorstep of Hursthead Infant and Junior School and offering easy access to the outstanding Cheadle Hulme High School. The property boasts superb extended accommodation approaching 1,500 square feet, providing versatile and spacious living ideal for modern family life. Upon entering, you are welcomed by a bright entrance porch, leading to multiple reception rooms, each thoughtfully designed to allow for both relaxation and entertaining. A wonderful spacious living room forms the biggest of the reception areas but the sitting room and conservatory are equally understated and provide comprehensive additional living accommodation. The modern kitchen diner features contemporary units and space for ample appliances, complemented by stylish finishes that create a sleek and functional space for cooking and dining. A utility area provides ample storage but also offers space for any additional day to day appliances. The property also benefits from a chic modern family bathroom, an additional WC for family and guests, along with five well-proportioned bedrooms. Buyers have the flexibility to adapt the layout, with the option to compromise a bedroom if desired in order to incorporate an en-suite or dressing room, tailoring the space to individual needs. The interior is presented in excellent condition throughout, with tasteful décor and quality fittings. Additional features include a spacious driveway providing ample parking, a single integral garage for secure storage or vehicle use and further plumbing for additional appliances, and the



convenience of being moments from local amenities including the popular "GoLocalExtra" convenience store for daily supplies. The location offers excellent connectivity to Bramhall Village, renowned for its vibrant community, shops, cafés, and restaurants, ensuring that all essential services and leisure facilities are within easy reach. The beautifully landscaped garden provides an excellent degree of privacy and includes a gate to the rear for additional access, further enhancing the practicality of this exceptional family residence. This property represents a rare opportunity to secure a substantial and flexible home in a sought-after location, combining generous living space, modern comforts, and outstanding local schools, making it an ideal choice for families seeking both quality and convenience. Early viewing is highly recommended to fully appreciate the space, style, and potential this superb home has to offer.

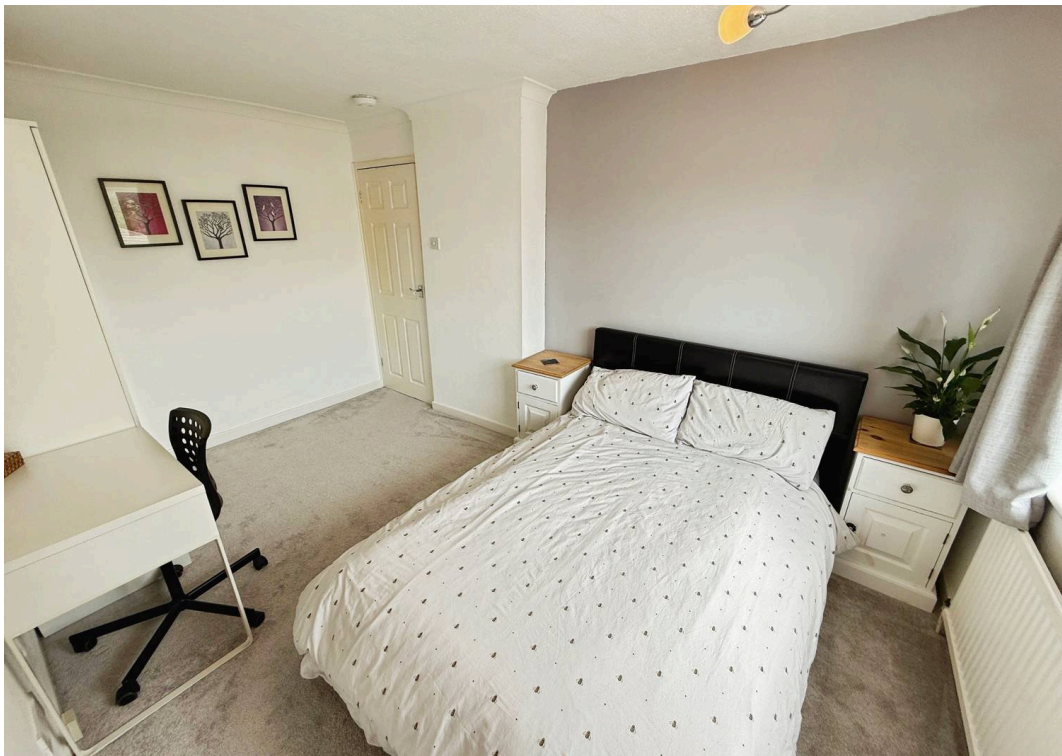
Council Tax Band: C

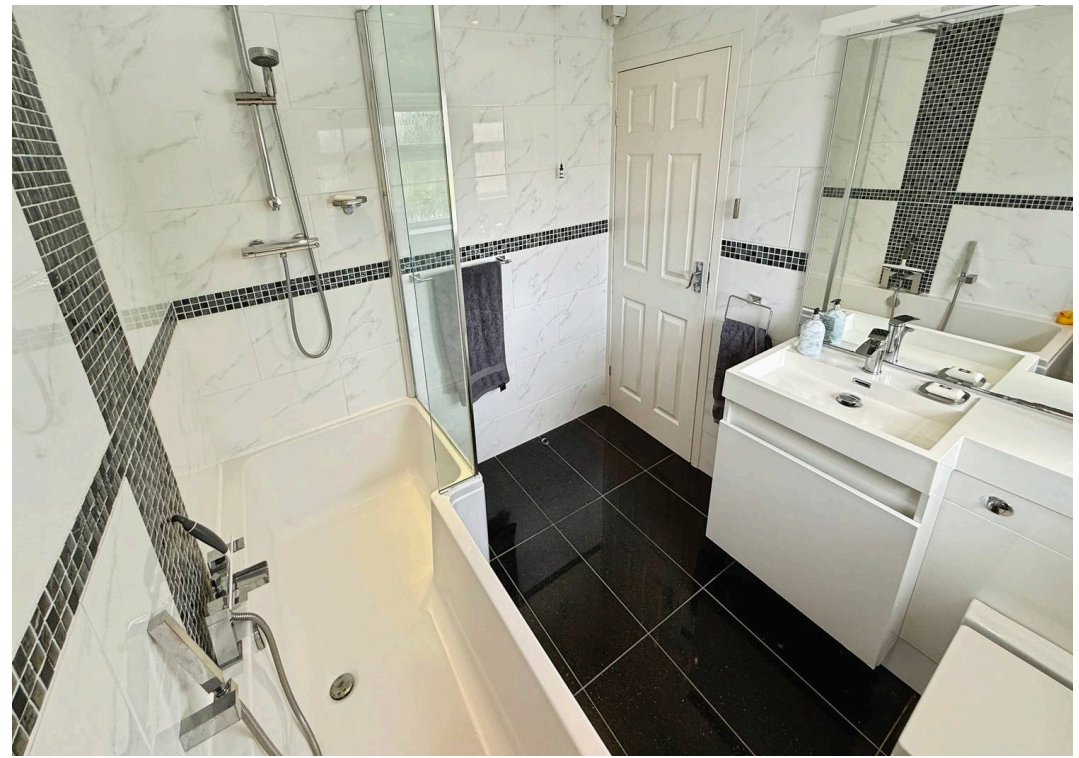
Tenure: Freehold

EPC Rating: TBC



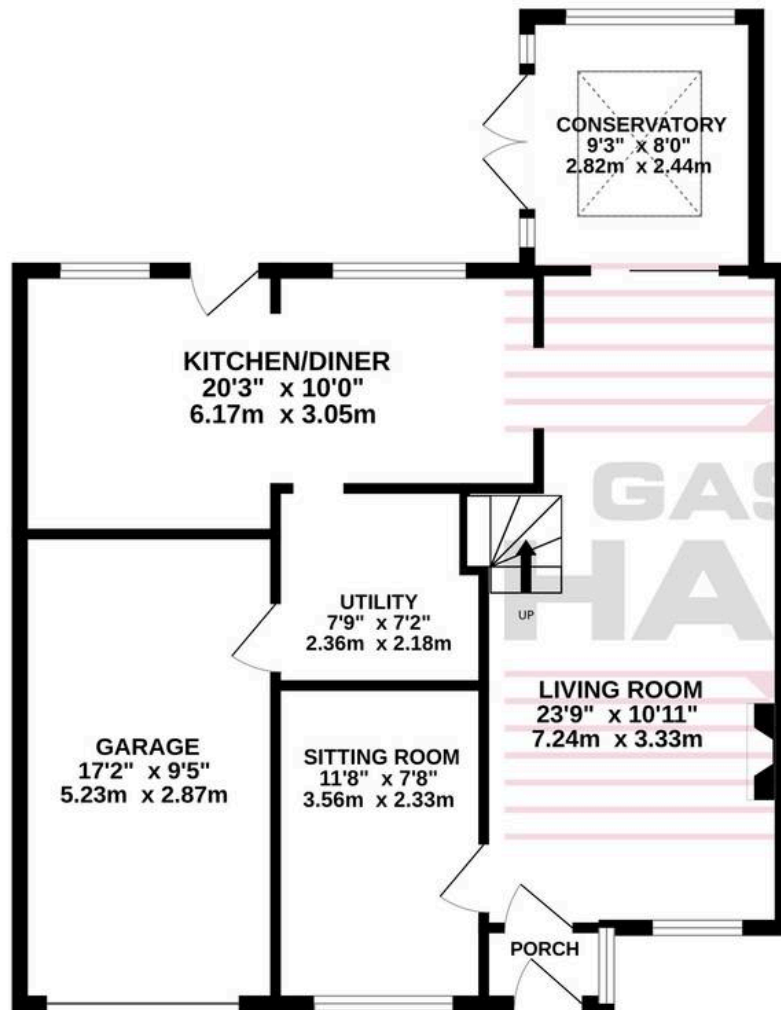




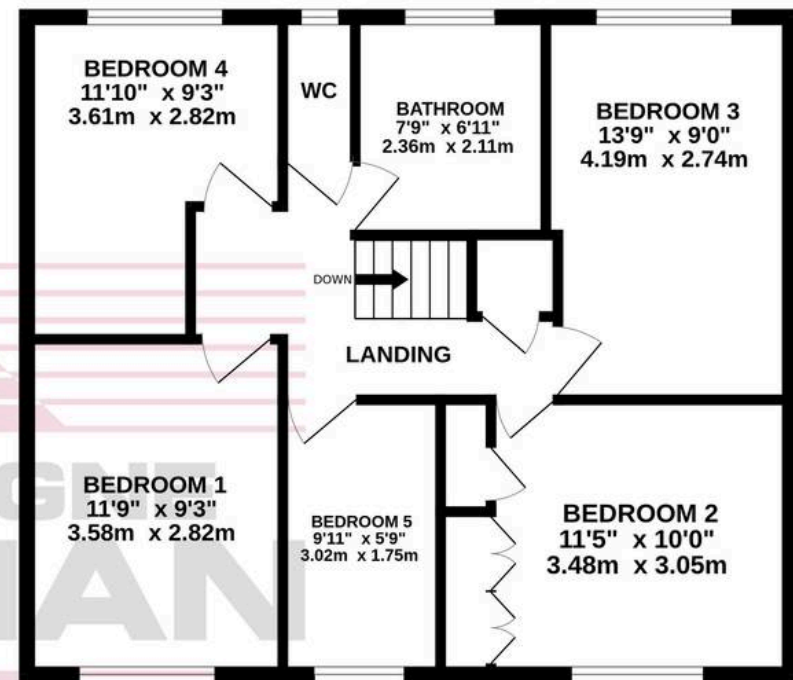




GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Gascoigne Halman

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