



High Elms

Cheadle Hulme, SK8 7 PW

£425,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

Spacious three bedroom and two bathroom link-detached home in a quiet cul-de-sac with no onward chain. The property boasts accommodation approaching 1100 sq/ft and this could be enhanced even further with some extensions and development. The property sits in a desirable and quiet location close to top schools, amenities and transport links, making this an ideal for families.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Delightful Link Detached Family Home Positioned At The Head Of The Cul-De-Sac
- No Onward Chain For Added Convenience
- Superb South West Facing Rear Garden, Ideal For Families
- Three Bedrooms & Two Bathrooms (Bathroom To First Floor & Shower Room To Ground Floor)
- In Need Of Some Cosmetic Improvements
- Excellent Opportunity To Extend (STPP)
- Large 23ft Open Plan Living Room & Dining Room
- Close To Hursthead Infant & Junior School & Moss Hey Primary School
- Easy Access to Stanley Green & Handforth Dean Retail Parks
- Conveniently Positioned For Wilmslow-Handforth By-Pass, Ideal For Commuting Into Manchester





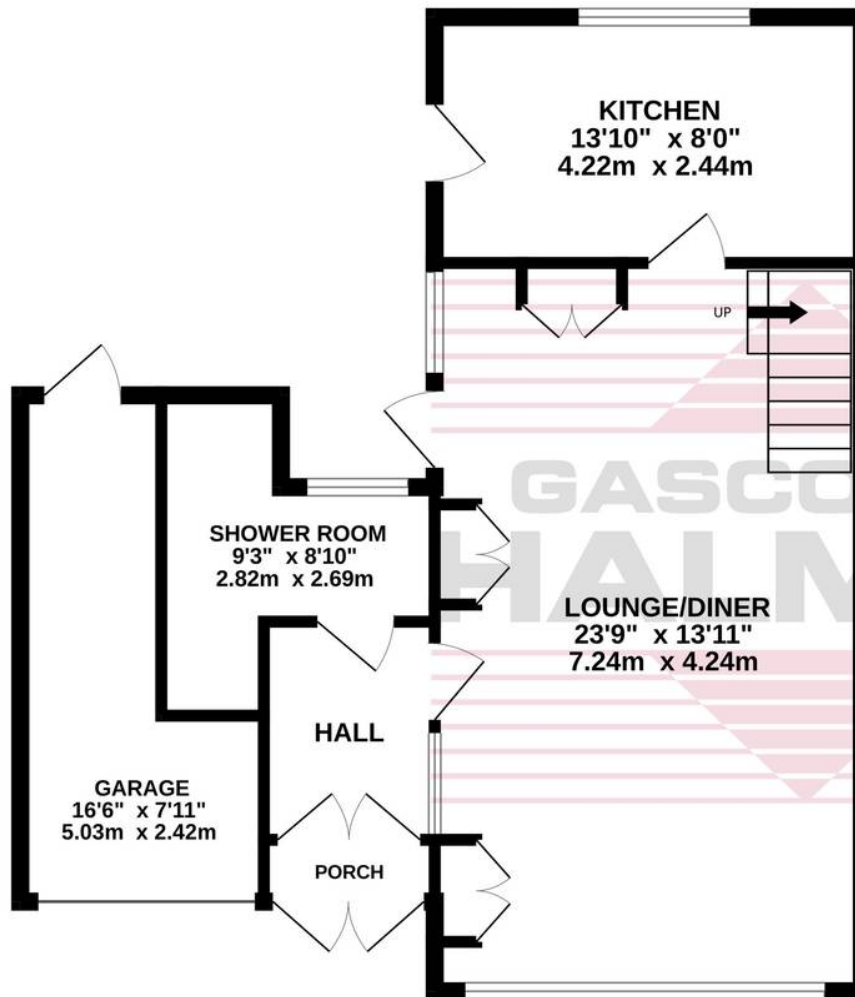
This delightful three bedroom link detached family home is positioned at the head of a peaceful cul-de-sac and is offered to the market with no onward chain, providing added convenience for prospective buyers. The property presents an excellent opportunity for those seeking a spacious and versatile residence, featuring a superb 23ft open plan living and dining room that offers ample space for both relaxation and entertaining. A kitchen sits just beyond the reception area with delightful views of the rear garden. The accommodation is arranged over two floors and includes a ground floor shower room and a first floor family bathroom, catering well to the needs of a modern family. All three bedrooms are well-proportioned, making this an ideal home for growing families or those seeking additional space for guests or a home office. While the property would benefit from some cosmetic improvements, it represents a wonderful opportunity for buyers to personalise and create their perfect home. There is also significant potential to extend the property further (subject to the necessary planning permissions), enhancing the already generous living space. The house is conveniently located close to highly regarded local schools, including Hursthead Infant and Junior School and Moss Hey Primary School, making it an attractive choice for families with children. Excellent transport links are available, with easy access to the Wilmslow-Handforth by-pass, providing swift connections for commuters travelling into Manchester. Additionally, the property is within close proximity to Stanley Green and Handforth Dean retail parks, offering a wide range of shopping, dining and leisure facilities. Externally to the front there is a driveway and well manicured front garden along with an incredible private south west facing rear garden. This property combines a sought-after location with spacious accommodation and exciting potential, making it a rare find in today's market. Early viewing is highly recommended to fully appreciate the possibilities this charming home has to offer.



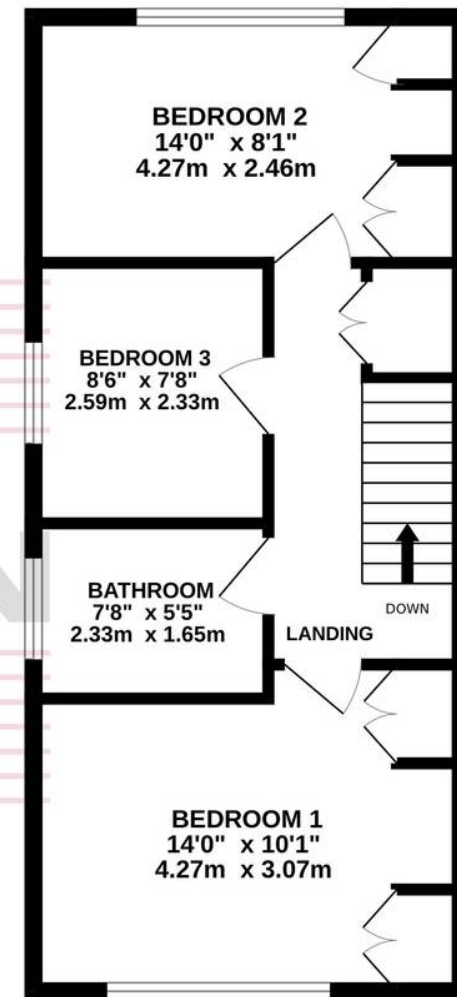




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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