



Ledge Ley

Cheadle Hulme, SK8 6SQ

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

In Excess of **£400,000**

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A well-presented four-bedroom and two bathroom semi detached family home in a sought-after Cheadle Hulme location, close to excellent schools such as Bradshaw Hall Primary & Greenbank Prep School & Day Nursery as well as Cheadle Hulme School. Local amenities with ample bars and restaurants are within easy reach and the property is well connected for transport links such as Cheadle Hulme train station and the Wilmslow-Handforth by-pass. An ideal home for any family and we strongly recommend an early viewing.

Council Tax Band: D

Tenure: Leasehold - Peppercorn Ground Rent

EPC Rating - C

- Beautiful well proportioned four bedroom & two bathroom family home
- Situated in a highly sought-after location, ideal for families looking to settle in a welcoming community
- Spacious and versatile living accommodation designed to meet the needs of modern family life
- Generous garden space, ideal for children to play and for entertaining family and friends
- Excellent transport links providing easy access to nearby towns, cities, and commuter routes
- Cheadle Hulme railway station less than a mile away, providing connections to Manchester and beyond
- In excess of 1200 sq/ft of superb versatile living accommodation
- Within walking distance of Bradshaw Hall Primary & Cheadle Hulme School
- Quiet Cul-de-sac setting with access onto open football fields





This beautifully presented four bedroom, two bathroom semi-detached house offers a superb opportunity for families seeking a spacious and versatile home in a highly sought-after location. Boasting in excess of 1,200 square feet of well-proportioned living accommodation, the property has been thoughtfully designed to cater to the demands of modern family life, featuring a flexible layout that allows for both relaxing and entertaining. The welcoming entrance hall leads to a generous sitting room/dining room, perfect for family gatherings whilst offering an ideal space for mealtimes or hosting guests. The contemporary kitchen breakfast room is well equipped, offering ample storage and workspace to meet the needs of busy households. Upstairs, four comfortable bedrooms provide plenty of space for the whole family, with the principal bedroom benefiting from an en-suite shower room, while a stylish family bathroom serves the remaining bedrooms. The property is situated in a quiet cul-de-sac, ensuring a peaceful setting with minimal traffic, and enjoys access to open football fields, making it ideal for children and active families. Its location is particularly appealing for those with school-age children, being within walking distance of both Bradshaw Hall Primary and Cheadle Hulme School. Externally to the rear there is an impressively large private garden ideal for families but equally there is scope to further extend (STPP) should buyers want to improve on the current sq/ft. There is also a low maintenance double driveway to the front. Excellent transport links are a key feature, with Cheadle Hulme railway station within easy walking distance, providing swift connections to Manchester and beyond, as well as easy access to major commuter routes. The local area is renowned for its welcoming community atmosphere, making it a popular choice for families looking to settle in a friendly and supportive environment. With its spacious and adaptable accommodation, proximity to highly regarded schools, and convenient access to transport and amenities, this property represents an exceptional opportunity to secure a wonderful family home in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and versatility of this impressive property.



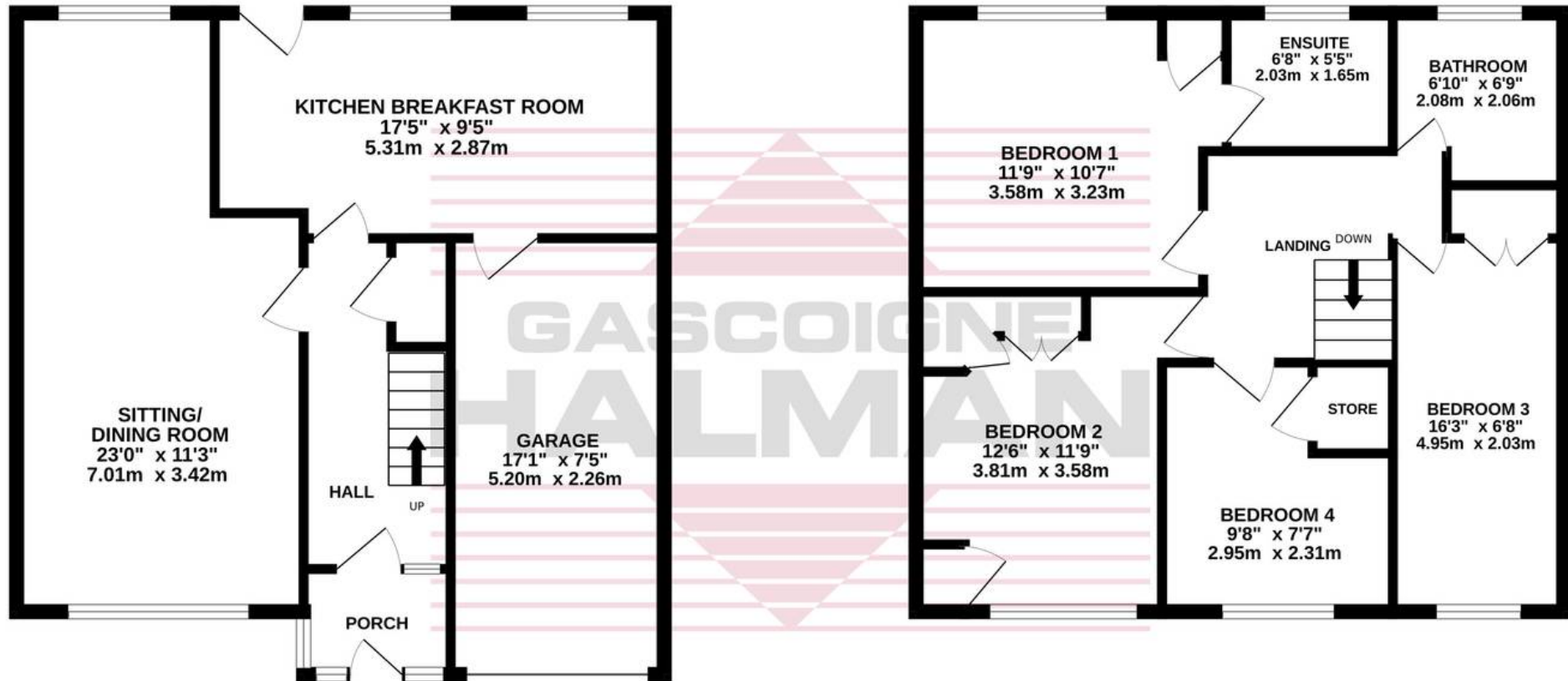






GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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