



Waverley Drive, Cheadle Hulme, SK8 7QE

In Excess of £565,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

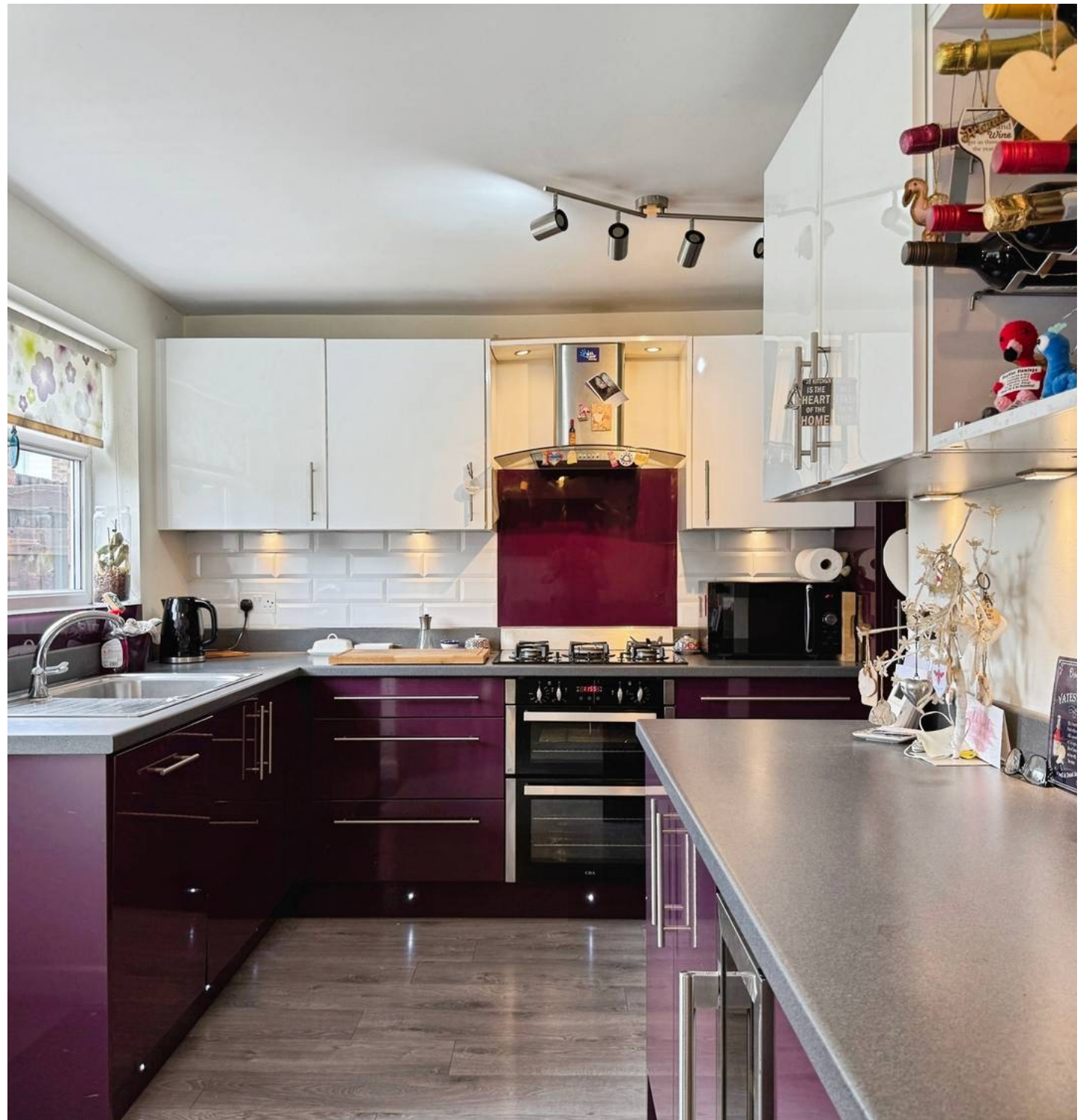
Spacious five bedroom and two bathroom detached family home occupying a corner plot close to highly regarded primary & secondary schools. This wonderful home enjoys a south facing garden with two driveways and a single detached garage providing practical storage or even a workshop. An open plan kitchen family room, downstairs WC, home office and additional reception room is well balanced against the five generous bedrooms and two bathrooms to the first floor. This highly desirable residential location caters for families, especially being close to amenities, transport links, excellent Schools as well as being close to Bramhall & Cheadle Hulme.

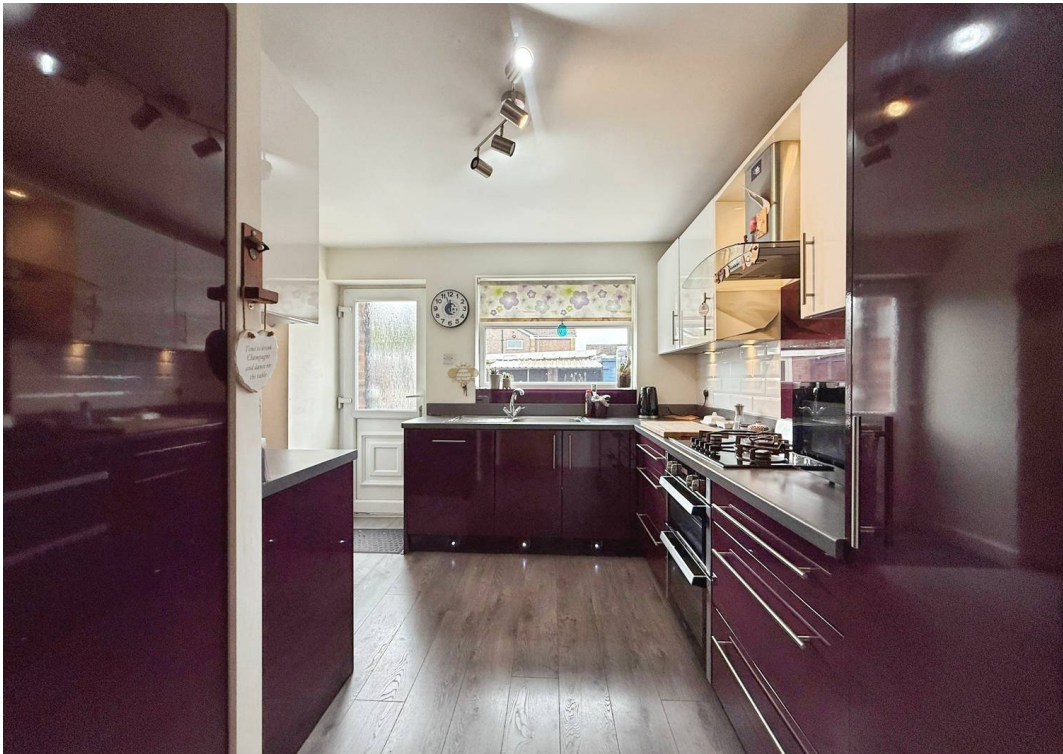
Council Tax Band: E

Tenure: Freehold

EPC Rating: C

- Five Bedroom Detached Family Home Occupying A Commanding Corner Plot
- Driveway To The Front & Additional Gated Driveway To The Rear With Single Detached Garage
- Within Walking Distance Of The Popular Hursthead Infant & Junior School
- Downstairs Home Office With Dual Aspect Windows, Downstairs WC & A Useful Utility Room
- Open Plan Kitchen Family Room With Patio Doors Leading To The Spacious South Facing Rear Garden
- Inviting Entrance Porch & Entrance Hall Leading To Well Proportioned Living Room
- Master Bedroom Includes An En-Suite Shower Room
- Stylish Family Bathroom With Built In Storage Positioned Off The Landing
- Highly Desirable Setting Close to Cheadle Hulme High School With Easy Access To Bramhall & Cheadle Hulme





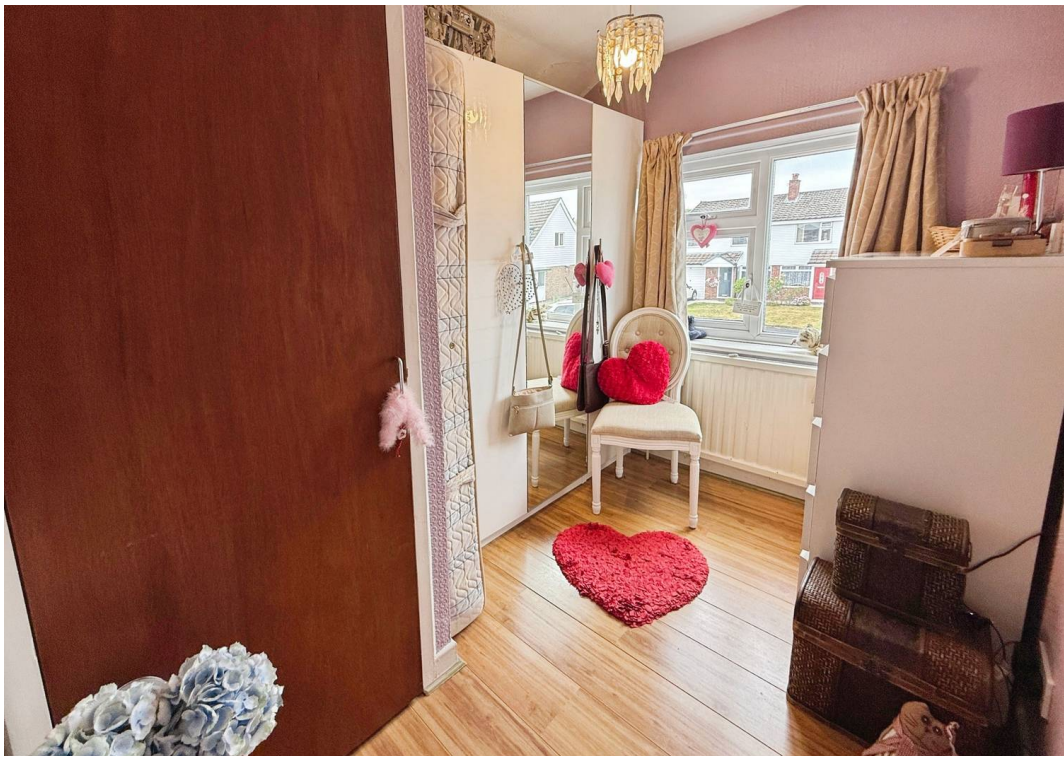


This impressive five bedroom detached family home occupies a commanding corner plot in a highly desirable residential setting, close to both Cheadle Hulme High School and within walking distance of the popular Hursthead Infant and Junior School, making it an ideal choice for families seeking both space and convenience. Upon arrival, you are greeted by an inviting entrance porch that opens into a spacious entrance hall, which in turn leads to a well proportioned living room, perfect for both relaxing and entertaining. The heart of the home is the superb open plan kitchen family room, featuring contemporary fittings and ample space for dining and informal gatherings, with patio doors that seamlessly connect the interior to the outdoors. The practical layout continues with a downstairs home office, enjoying dual aspect windows that provide plenty of natural light, a downstairs WC for guests, and a useful utility room that adds further convenience to busy family life. Upstairs, the accommodation is equally impressive, with five generously sized bedrooms offering flexible options for children, guests, or additional workspace if required. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with built in storage, positioned off the landing for easy access. The property is further enhanced by a driveway to the front, as well as an additional gated driveway to the rear, leading to a single detached garage (ideal for secure parking or extra storage). The rear south facing garden is privately and securely enclosed ideal for families, whilst offering a



generous level of space. Currently there is a designated outdoor dining area, a summer house, a garden allotment and a wonderful lawned garden which can be accessed from the house as well as from the rear or side gate. With its spacious and thoughtful layout, abundance of natural light, and high quality finishes throughout, this home provides a perfect blend of comfort, practicality, and style. Its location offers excellent access to the amenities of both Bramhall and Cheadle Hulme, as well as transport links for commuters, ensuring that every aspect of family life is catered for in this outstanding property.



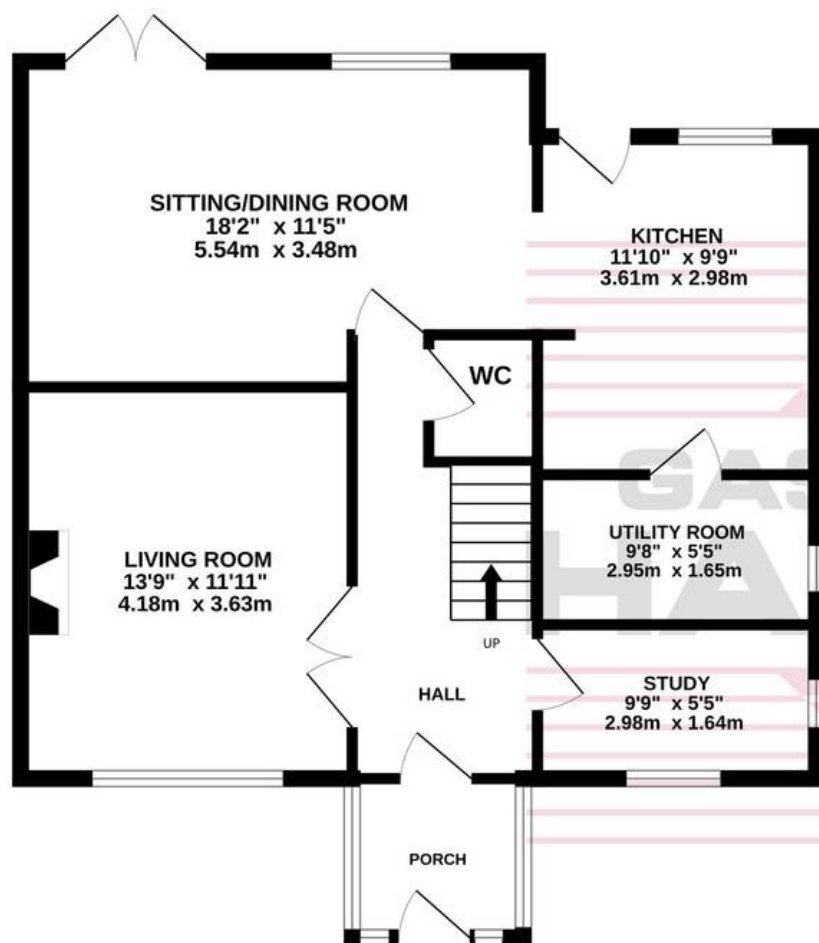




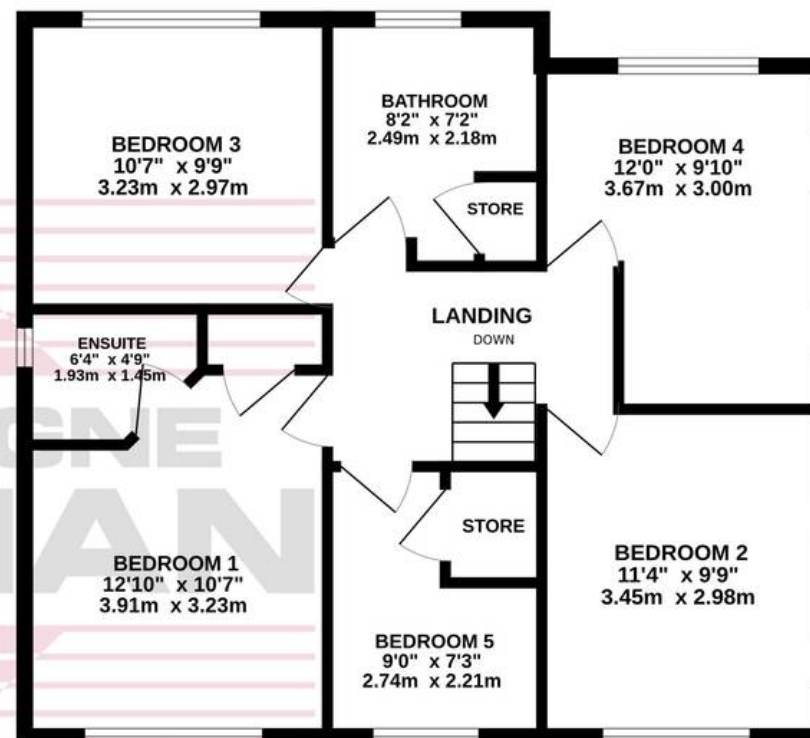




GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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