



**GASCOIGNE
HALMAN**

Parsonage Road, Heaton Moor
Guide Price £795,000

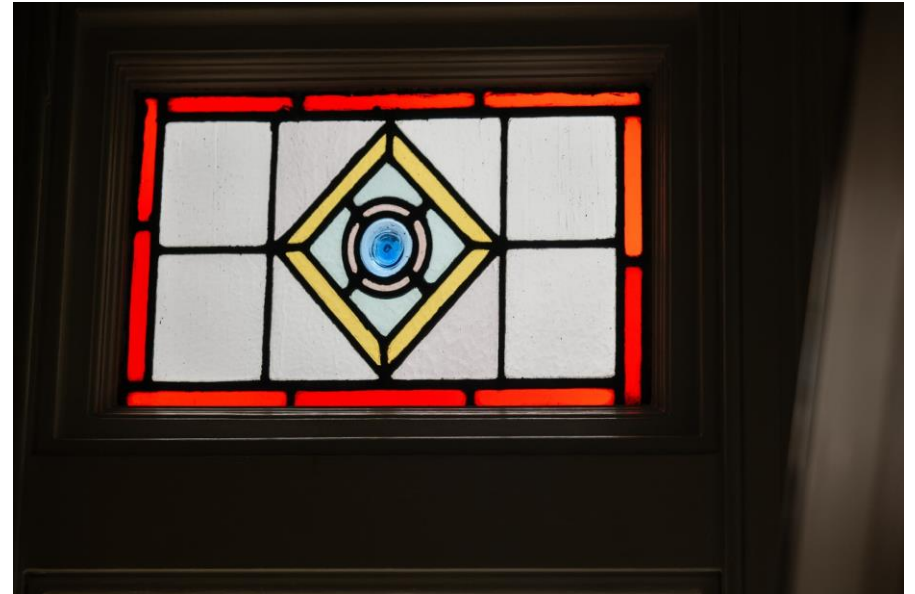
THE AREA'S LEADING ESTATE AGENCY



A fantastic example of a traditional four-bedroom semi-detached Period property set on a fabulous plot on the extremely sought-after Parsonage Road. This home has been well loved for many years and is beautifully accented by wonderful period features throughout. Situated moments away from the fashionable bars and restaurants of Heaton Moor with easy access to schools, local amenities and transport links. Viewing Highly Recommended!

Property details

- Large Semi Detached Period Home
- Set Over Four Floors With Great Potential To Upgrade And Extend
- Gated Off Road Parking For Several Vehicles
- Close To Local Amenities, Transport Links And Schools
- Stunning Period Features Throughout
- Large Than Average Private Rear Garden
- Cellar Chambers
- Walking Distance To Local Schools
- Recently Decorated Throughout
- Four Double Bedrooms, Two Reception Rooms And Study



About this property

A superb period property situated in an ever-popular residential location within easy walking distance to Heaton Moor Village and close to local schools and transport links. Offering spacious accommodation with beautiful period features throughout this property briefly comprises: Porch entrance through to a beautiful entrance hallway with wooden flooring throughout, original panelling, a cloakroom plus a downstairs family bathroom and access to the cellar with chambers offering storage facilities. A spacious lounge with stunning bay window letting in an abundance of light plus a Morso Owl wood burner leading through into an open plan kitchen with breakfast bar. To the rear of the property a further family room with a Living Flame gas fire and patio doors leading out on to the raised patio area with fabulous views over the rear garden. To the first floor there are three double bedrooms plus a study and a family shower room. To the second floor a further large double bedroom with access to a fabulous eaves storage which could quite easily be made into a dressing room / ensuite bathroom, subject to planning. The front of the property has a gated driveway with parking for several vehicles with access to the separate garden sheds plus a large private rear garden of 'approx 0.13 acres' with patio and lawn areas, mature planted flower beds as well as a little woodland area. Viewing highly recommended to appreciate this fabulous family home.

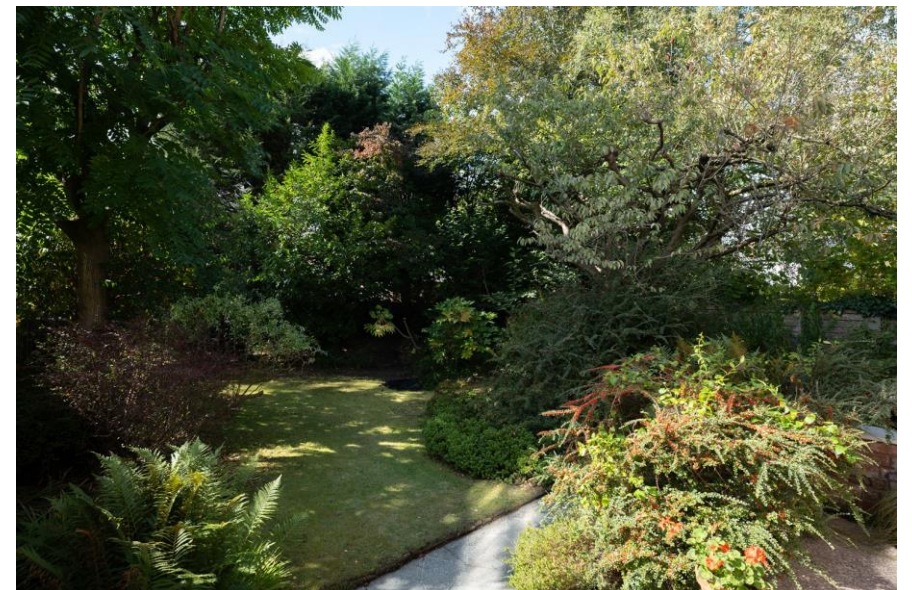




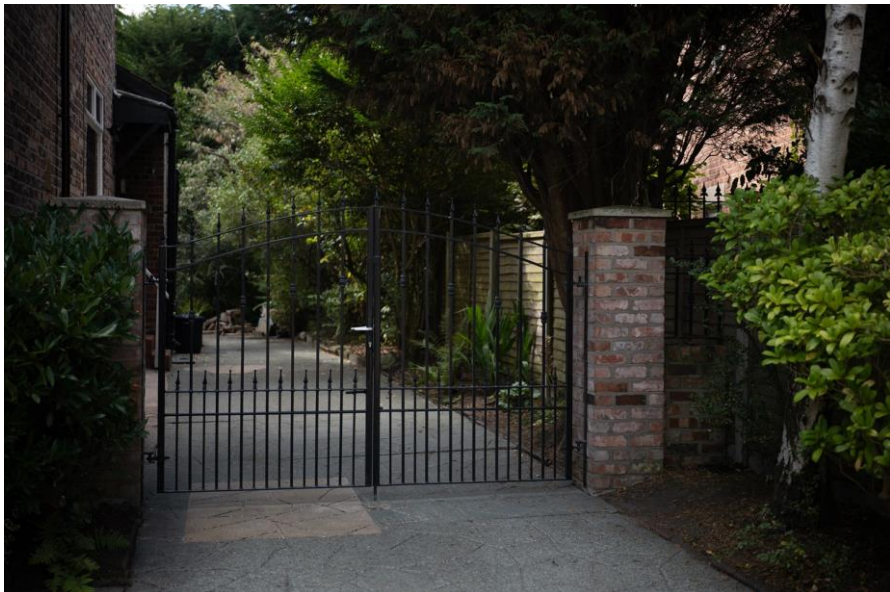














DIRECTIONS

SK4 4JZ

COUNCIL TAX BAND

E

TENURE

Freehold

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		76 C
55-68	D	56 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

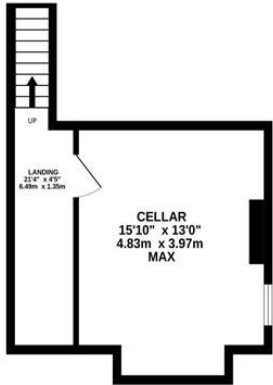
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

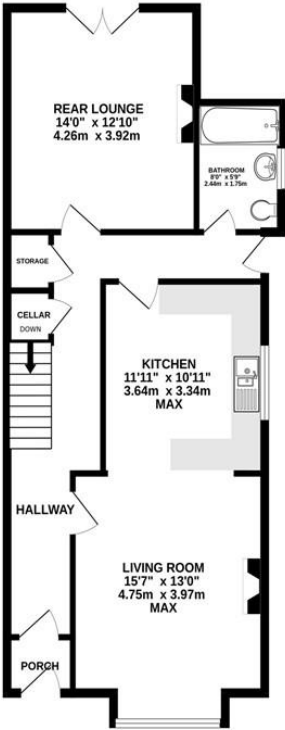
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

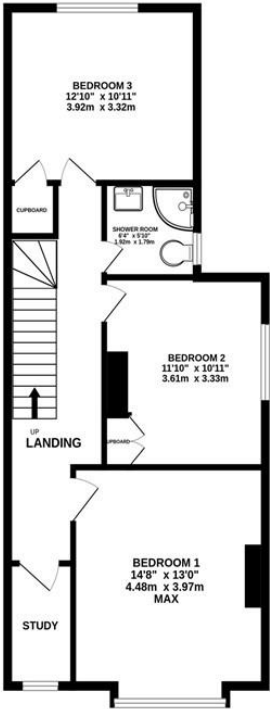
LOWER GROUND LEVEL
275 sq.ft. (25.6 sq.m.) approx.



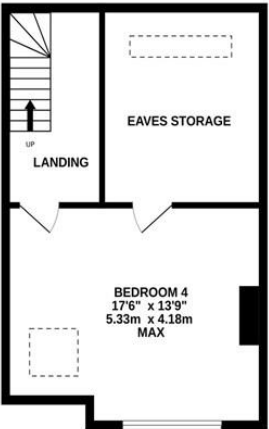
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (195.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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