



**GASCOIGNE
HALMAN**

Glandon Drive, Cheadle Hulme, Cheadle
£550,000

THE AREA'S LEADING ESTATE AGENCY



A superbly presented semi-detached family home offering three double bedrooms, modern tiled bathroom and separate contemporary shower room, beautiful open plan living dining kitchen, stunning south-westerly facing garden complete with large garage summer house and ample off road car parking for approx. five cars.

Property details

- Stunning Large South-West Facing Gardens
- Modern Extended Open Plan Family Room
- Ample Off Road Car Parking with Double Gates Leading to Large Detached Garage
- Within The Catchment Area for Outstanding Local Primary & Secondary Schools
- Superbly Presented Semi Detached Family Home
- Two Family Bathrooms Both Accessible Independently From the Landing



About this property

This beautifully presented semi-detached home is fronted by a brick-paved patio providing ample off road car parking and is situated in an excellent location between Cheadle Hulme and Bramhall village. This charming property combines modern living with thoughtful design, offering spacious interiors and skillfully designed outdoor spaces, perfect for family life.

Internally, there is a welcoming hallway which leads to a good size living room with feature bay window. The heart of the home has been extended to provide an open-plan living dining kitchen, ideal for families and entertaining.

To the first floor there are 3 generous double bedrooms, all served by a modern tiled bathroom and separate shower room. The property has the added benefit of a partially converted loft room with plenty of storage space.

The rear, south-westerly facing garden is an excellent size which has been skillfully designed to include a patio area for entertaining along with areas laid to lawn. There is also an exceptional garage over 24' in length and a summer house.







DIRECTIONS

SK8 7EY

COUNCIL TAX BAND

C

TENURE

Leasehold

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		77 C
55-68	D	61 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

Copper wire

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

HAS PROPERTY BEEN FLOODED IN 5 YEARS

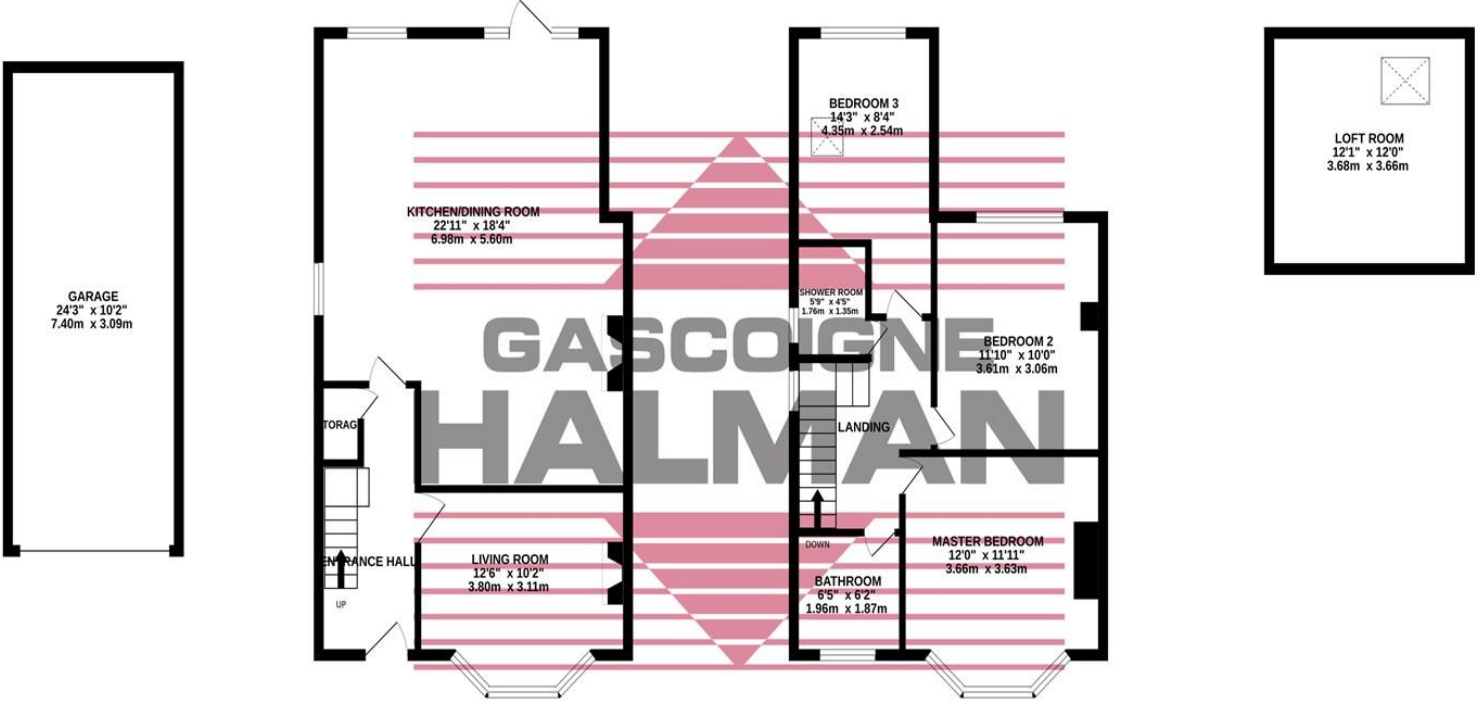
No

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GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.

2ND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE