



**GASCOIGNE
HALMAN**

Abbeydale Close, Cheadle Hulme
£450,000

THE AREA'S LEADING ESTATE AGENCY



Situated on the highly sought after Eden Park Jones Homes development, this well-maintained and beautifully presented three storey town house offers four magnificent bedrooms, two stylish bathrooms, modern open plan kitchen diner with high spec appliances, lovely easy to maintain landscaped garden with private outlook over Eden Park recreational park, off road car parking and integral garage.

Property details

- Highly Desirable Cul-De-Sac Location with Superb Views Overlooking Eden Park Playground & Access to Abbeydale Playpark
- Immaculate Family Home Revealing In Excess of 1600 sq/ft of Wonderful Living Accommodation
- Easy Access to Wilmslow-Handforth Bypass Providing Excellent Commuter Links To Manchester Airport & The Surrounding Manchester & Cheshire Areas
- Close to Excellent Primary & Secondary Schools
- Private Enclosed Low Maintenance Landscaped Rear Garden
- Utility Room Providing Space for Day to Day Appliances with Garage Providing Brilliant Storage Solutions



About this property

This magnificent modern three storey townhouse occupies a highly desirable setting within a quiet and convenient cul-de-sac. Entering the property, you are greeted by a welcoming hallway which includes a cloak area and incorporates a stylish and useful W/C. There is a useful understairs storage cupboard which sits adjacent to the utility area. This is particularly useful for day-to-day appliances and an integral garage is accessible from the utility area too. The partition wall between the garage and utility can easily be removed should anyone choose to adopt a different setup. A modern kitchen diner forms an excellent space for socialising and enjoying family meals. There is ample space for dining table and chairs and the breakfast bar creates an excellent entertaining area. The kitchen is well equipped with a range of fitted appliances and freestanding appliances with ample worktop space for preparing meals. A large sitting room connects to the kitchen and provides space for relaxing and double doors lead out onto the private garden. This additional reception is bathed in natural light as the glass sun reflective roof pours in ample daylight. To the first floor the accommodation provides a landing area leading to the master bedroom complete with stylish en-suite, whilst a superb large living room offers a perfectly calm environment to unwind. There are two Juliette balconies which provide natural light, and these can be securely left open to enjoy any summer breeze. Leading up the stairs to the second floor, a further landing branches out to three well-proportioned bedrooms, two of which include a range of fitted wardrobes, with the third bedroom offering a large useful storage cupboard. A contemporary family bathroom services the second floor and completes well balanced accommodation. This family home reveals in excess of 1600 sq/ft of superb living accommodation and is ideal for any family looking for good access to local Schools, transport links and useful amenities, especially those positioned around Stanley Green & Handforth Dean retail parks. Finally, the garden displays a secluded private retreat which can be enjoyed all year round with allocated parking provided to the front.









DIRECTIONS

SK8 6RD

COUNCIL TAX BAND

E

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	81 B	90 B
69-80	C		
55-68	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?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

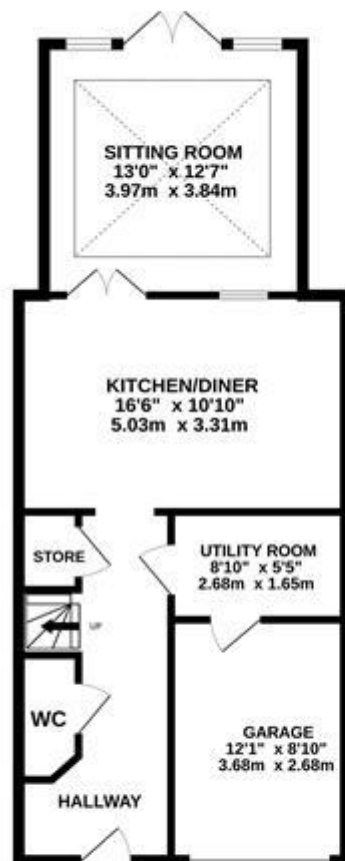
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

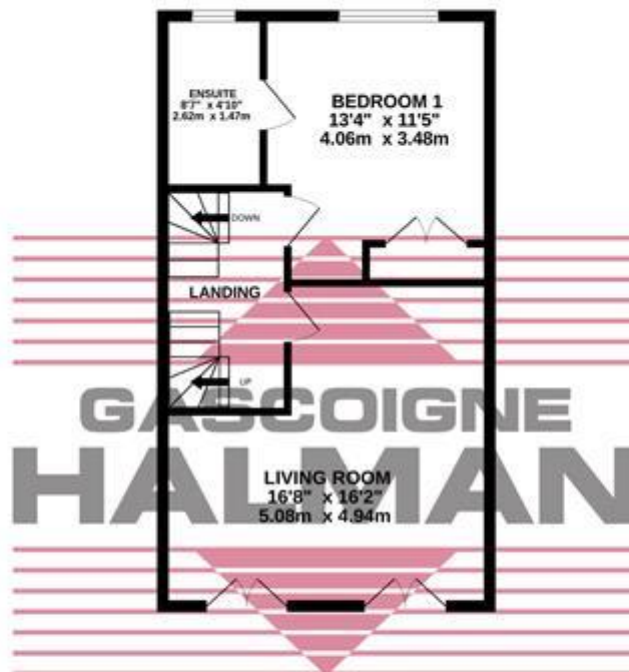
No

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.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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