



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Grove Lane, Cheadle Hulme
£550,000

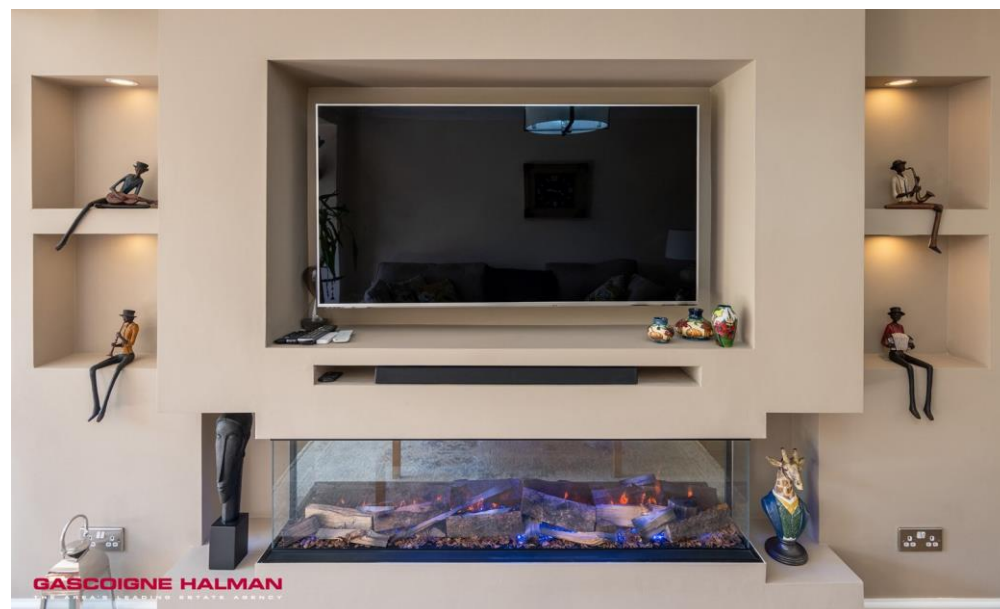
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This outstanding extended three double bedroom semi detached residence have been beautifully modernised and upgraded throughout, leaving no expense spared. The property exudes stylish accommodation in excess of 1400 sq/ft, revealing ample reception rooms, a downstairs WC, tastefully designed fully tiled bathroom, along with an immaculate double driveway and superb landscaped private rear garden complete with large composite deck patio.

Property details

- Immaculate Three Double Bedroom Family Home
- High Specification Finish Throughout
- Beautiful Landscaped Private Rear Garden Backing Onto Cheadle Hulme Cricket Club
- Wonderful Bay Fronted Sitting Room & Stylish Living Room Complete With Media Wall
- Close to Thorn Grove Primary School & Cheadle Hulme High School
- Easy Access to Amenities Including The Pointing Dog Pub



About this property

This traditional semi detached family home has been carefully and sympathetically re-styled throughout. The tegula paved double driveway with its delicate planting to the borders provides the perfect introduction. Double gates allow access through a carport into the stunning rear garden, whilst also providing access to the single detached rear garage complete with lighting and power. The welcoming hallway includes a beautiful turned stairs case leading to the first floor whilst a combined downstairs WC and Utility optimises convenience. The bay fronted sitting room offers space to unwind and relax and a living room provides a superb space to socialise and entertain with a Media wall and mood lighting creating a superb setting, The dining area offers views across the rear garden and the aluminium bi-folding doors open onto the spacious composite deck patio which seamlessly connects the indoor with the outdoor. The open plan arrangement to the kitchen breakfast room creates a wonderful space to entertain and the fully fitted kitchen comes with a range of integrated high spec appliances. Aluminium double doors also connect the kitchen area with the patio which creates a functional and practical setup for any family. The first floor does not disappoint either. Leading up the stairs you approach the family bathroom which has been elegantly modernised to include a three piece suite with the centerpiece being the fully tiled walk in shower. Three double bedrooms are a rare find in many three bedroom semi detached homes but this property delivers excellent sleeping quarters. Two of the bedrooms include a range of bespoke fitted wardrobes providing ideal storage. The loft has been boarded too and is accessed via a slingsby ladder. Externally the garden is divided into two sections. The well mentioned patio deserves the credit as this delivers an excellent family space complete with timber framed pergola and delicate lighting. The garden beyond has been landscaped and provides a beautiful range of plants, trees and shrubs. A gate even leads out to the cricket ground which is ideal for any sports enthusiast.











DIRECTIONS

SK8 7NB

COUNCIL TAX BAND

D

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 by appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

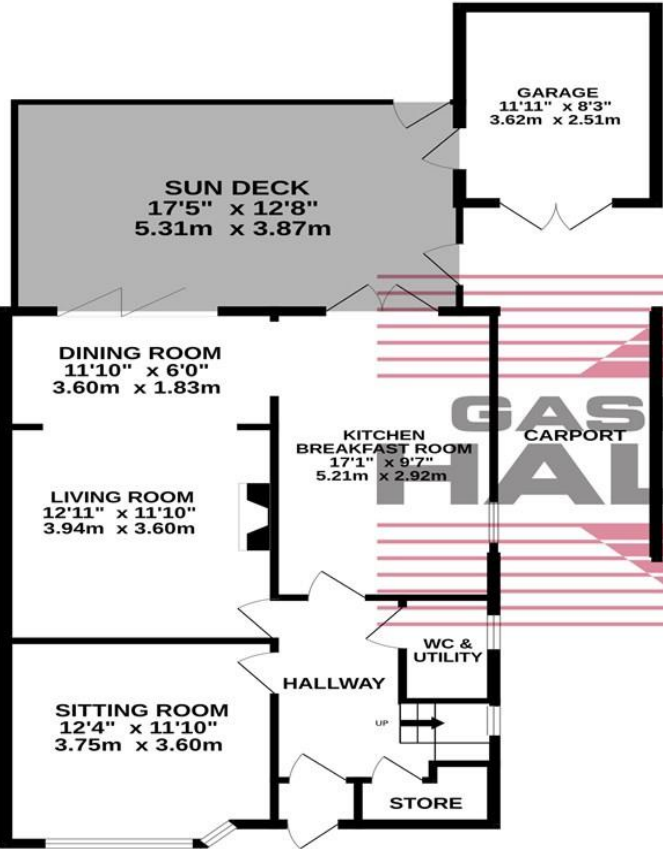
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

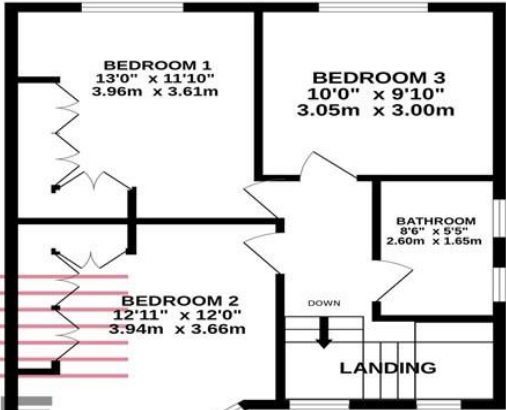
No

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GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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