



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Copperfield Road, Cheadle Hulme
Offers Over £650,000

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This extended four bedroom detached home occupies a highly desirable residential location. This widening corner plot provides an abundance of space outside with wrap around gardens. Internally the property also impresses with accommodation exceeding 1500 sq/ft. This well balanced home includes versatile living with a contemporary decor throughout. The property is well located for families due to the excellent primary & secondary Schools on the doorstep. A short drive or a brisk walk will lead you into Bramhall village with all its amenities or the facilities positioned on Stanley Green retail park and Handforth Dean retail park will offer day to day convenience. NO CHAIN

Property details

- Beautiful Spacious Established Private Corner Plot
- Double Driveway with Electric Car Charging Point & Access To Double Width Garage
- Two Immaculate Reception Rooms with Contemporary Open Plan Kitchen Family Room
- South West Facing Rear Garden with Patio & Electric Awning
- Remarkable Four Bedroom Detached Family Home
- Easy Access to Wilmslow-Handforth Bypass & Stanley Green & Handforth Dean Retail Park



About this property

Situated on a desirable corner plot, this charming detached house offers generous living space, a magnificent southwest-facing garden, and a blend of classic character with modern updates. Inside, the home features two spacious reception rooms and a bright, open-plan kitchen family room, perfect for family life or entertaining. The bespoke fitted kitchen is well equipped with Corian worktops, classic eye level oven, microwave and coffee station. Wine cooler, dishwasher, fridge freezer and induction hob provide further flawless facilities to this modern home. The kitchen family room is complete with bi-fold patio doors combined with a further set of double doors and the level of glazing allows natural light to pour in. Opening the doors will lead directly to the sun-soaked garden with its panoramic gardens. There is a large utility room which caters further day to day appliances along with an additional fridge freezer. A door links the utility with the garage which displays excellent storage. A modern downstairs WC adds to the home's practicality. Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom, all leading off a stylishly updated landing. There is a plethora of loft storage to tuck away all those occasional items. Additional highlights include a double driveway for ample off-road parking which also includes an electric car charging point. The sublime corner plot creates a sensational garden which will allow families to enjoy outdoor living all year round. A patio area with electric awning is the perfect place to relax and unwind. This is a fantastic opportunity to own a versatile family home in a sought-after setting.











DIRECTIONS

SK8 7PN

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		78 C
55-68	D	67 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?

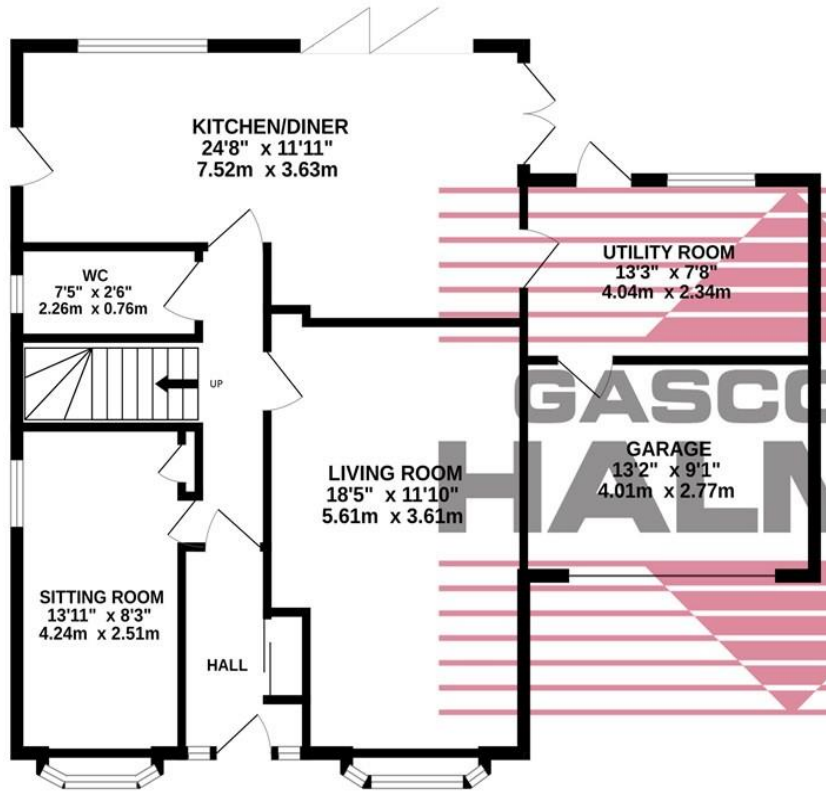
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

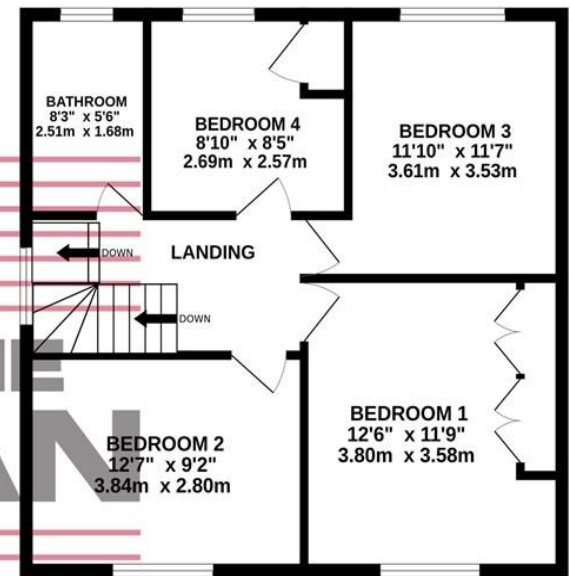
No

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
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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