



**GASCOIGNE
HALMAN**

Tewkesbury Close, Cheadle Hulme
Offers Over £350,000

THE AREA'S LEADING ESTATE AGENCY



This three bedroom semi detached family home is neatly tucked away in a quiet but yet highly desirable cul-de-sac setting offering perfect convenience for easy access to Hursthead Infant & Junior School as well as Cheadle Hulme High School. The property is within easy walking distance of local parks such as Thorn Grove Park which also includes a basketball court whilst opposite there is Woods Lane recreation ground. Bramhall village and Stanley Green & Handforth Dean retail park offer daily convenience and there is a plethora of restaurants, bars and cafe's to enjoy.

Property details

- Delightful Cul-de-sac setting
- Close to Cheadle Hulme High School & Hursthead Infant & Junior School
- Easy Access to the Wilmslow-Handforth By-Pass Linking Stanley Green Retail Park & Handforth Dean Retail Park
- Three Bedroom Semi Detached Family Home
- Highly Desirable Residential Location Close to Bramhall Village
- Recreational Parks Within Easy Reach



About this property

This three bedroom semi detached home forms suitable accommodation for a range of buyers such as first time buyers, individuals looking to downsize or even young families. The setting is delightful but also peaceful and the cul-de-sac has a family friendly feel. Internally a hallway leads you into the kitchen which has ample worktop space, ideal for preparing meals. Base and wall mounted units give useful kitchen storage and there is ample space for a number of freestanding appliances such as cooker, fridge, freezer and a washing machine. The living room is well proportioned and enjoys an open plan arrangement to the dining room which includes sliding patio doors to the rear garden. To the first floor there is a bright and spacious landing which leads to the master bedroom, along with two further capable bedrooms. The two larger bedrooms include a range of fitted cupboards which is particularly useful for storing clothes. The family bathroom includes a three piece suite and completes this wonderful home. Externally a driveway provides off road parking for several cars. A gate leads to the privately enclosed rear garden which is split into a patio area and a lawned area for children to play. There is even space for a large shed to pack away those toys, garden furniture or tools.





DIRECTIONS

SK8 7QQ

COUNCIL TAX BAND

C

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		84 B
69-80	C		
55-68	D	60 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?

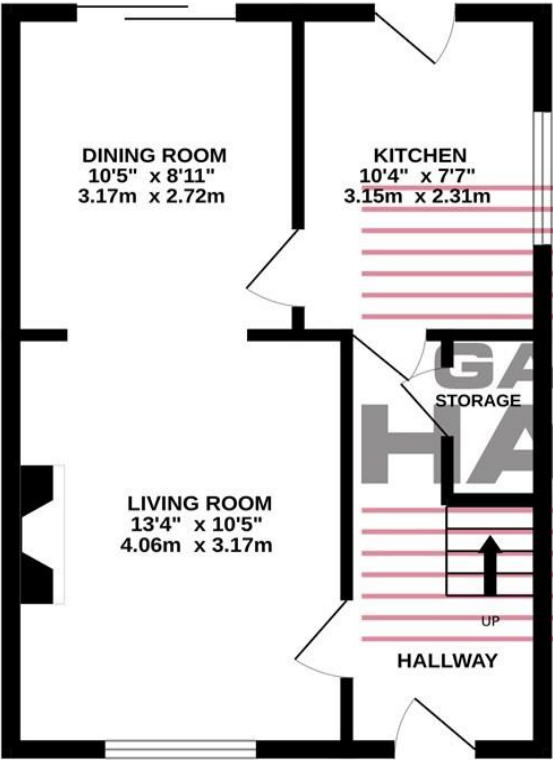
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

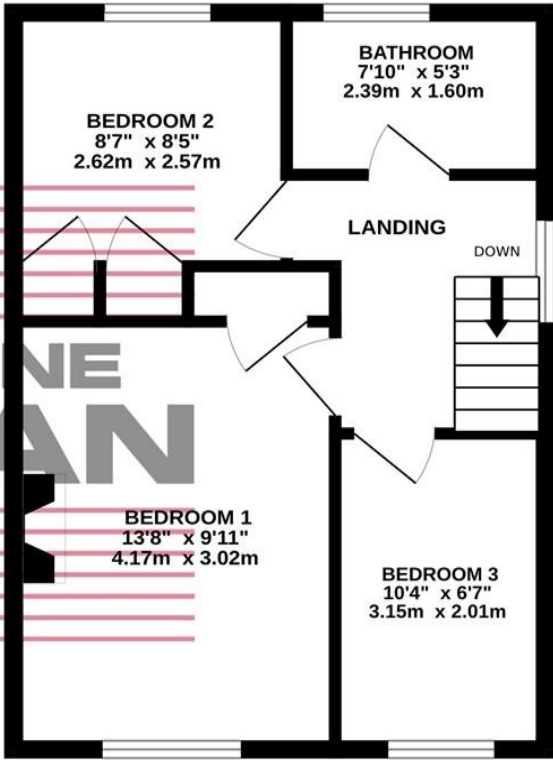
No

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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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