



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE  
HALMAN**

Glandon Drive, Cheadle Hulme  
**£625,000.00**

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This extended four double bedroom detached family residence occupies a popular setting which is ideal for families. Hursthead Infant & Junior School is located close by and Cheadle Hulme High School provides excellent education facilities too. The property has been immaculately maintained and reveals spacious family accommodation approaching 1700 sq/ft. Buyers can easily adapt and update the layout to suit their own needs but this home certainly ticks a lot of boxes for families, especially with the delightful established private west facing rear garden.

## Property details

- Beautiful Private Non Overlooked Established West Facing Rear Garden
- Four Spacious Bedrooms with Accommodation Approaching 1700 sq/ft
- Highly Desirable Residential Location Close to Cheadle Hulme High School
- Hursthead Infant & Junior School Ensures This Setting Is Ideal For Families
- Equidistant To Bramhall Village & The Amenities of Cheadle Hulme With Cheadle Hulme Train Station Easily Accessible
- Master Bedroom Includes an En-Suite & Dressing Room Fitted with Elegant Bespoke Wardrobes





## About this property

This bay fronted detached residence is positioned in a highly desirable residential location. An entrance porch leads into a hallway which incorporates a useful downstairs WC. A bay fronted living room promotes a cozy snug like reception but equally displays ample space to relax as well as entertain. A further reception room provides a more formal dining area and this sits adjacent to the super kitchen breakfast room which in turn leads to an integral garage which can also accommodate various day to day appliances if needed. A spacious conservatory enjoys views across the garden and again offers a peaceful setting to unwind. To the first floor the property includes a fabulous gallery landing which leads to all four double bedrooms. The master bedroom includes an ensuite shower room but also a dressing room which is carefully arranged with bespoke fitted wardrobes. Two of the other larger double bedrooms also promote a range of fitted wardrobes creating ample storage. The fourth bedroom is an impressive size and is currently used as a suitable home office. The family bathroom completes this superb home. Externally there is a magnificent private west facing garden along with a driveway providing ample parking.





















## DIRECTIONS

SK8 7HD

## 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 strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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 cabinet

## 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

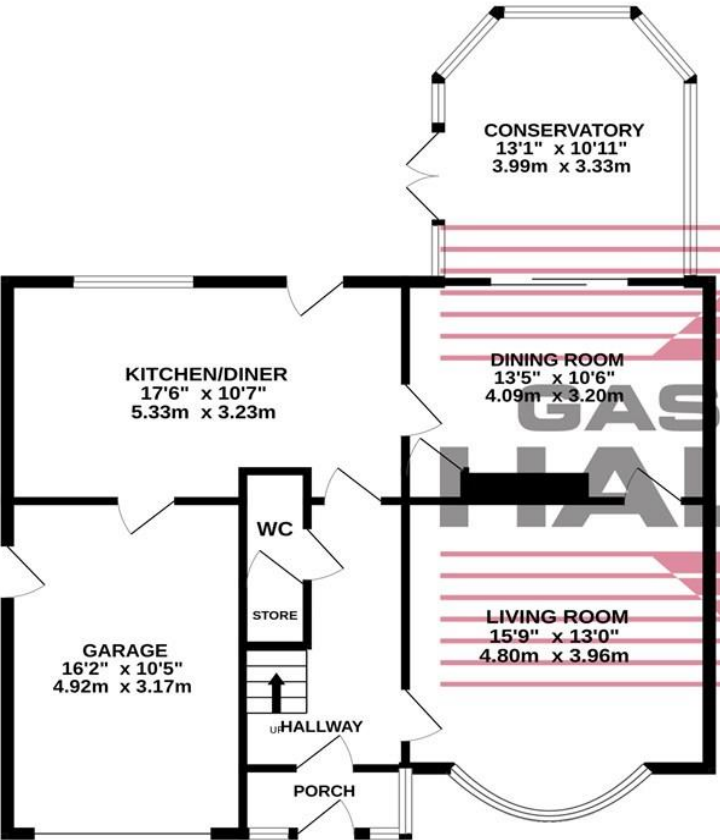
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

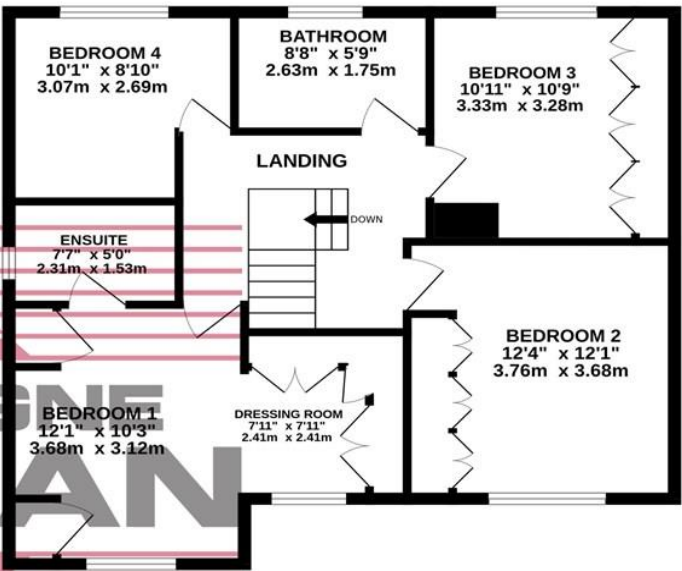
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GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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