



**GASCOIGNE
HALMAN**

Osborne Road, Cale Green
£185,000.00

THE AREA'S LEADING ESTATE AGENCY



Osborne Road, a charming end of terrace period home in the heart of Stockport, beautifully combining traditional character with modern comfort. This home offers genuinely well-sized rooms, period detailing with high ceilings, and garden space all nestled within a friendly area with excellent schools and transport options. Whether you are starting out, expanding your household or investing, the property provides a flexible layout that can adapt and grow with your needs. NO CHAIN

Property details

- Period End -Terrace in a Highly Desirable Location
- Basement Chamber Offering Unrealised Potential
- Walking Distance to Hulme Hall Pre School, Stockport Cricket Club & Cale Green Park
- Excellent Investment Opportunity
- Ideal For First Time Buyers
- Easy Access To Amenities & Davenport Train Station



About this property

As you step into this home you are welcomed into the living room, a warm plush space bathed in daylight from a large street-facing window, cosy haven for relaxed evenings or chats with friends. To the rear is a kitchen with plenty of storage, natural light from a rear window brightens the workspace, while a breakfast bar or small dining table fits neatly, great for casual meals or chatting over coffee. A handy cellar chamber below offers abundant space for storage or a small workshop, a practical bonus for everyday organisation. To the first floor is a spacious double bedroom at the front, big enough for a king-size bed and storage. Tall ceilings and a large front window floods the room with natural light perfect for relaxing or winding down. The second bedroom, overlooking the rear garden, would be great as a guest room, children's room, or a home office. The family bathroom perfect for everyday needs, incorporating a three piece suite. The private garden is a standout feature, it is the ideal space for outdoor dining, relaxation, or simply entertaining guests. NO CHAIN





DIRECTIONS

SK2 6RL

COUNCIL TAX BAND

A

TENURE

Leasehold – 960 Years from 30th September 1924 – Ground Rent = £4.00

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		85 B
69-80	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 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?

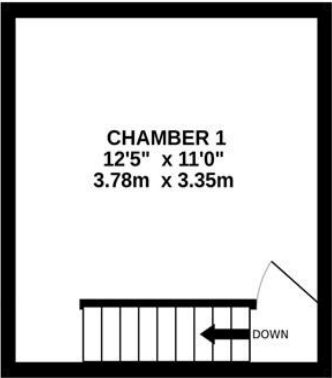
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

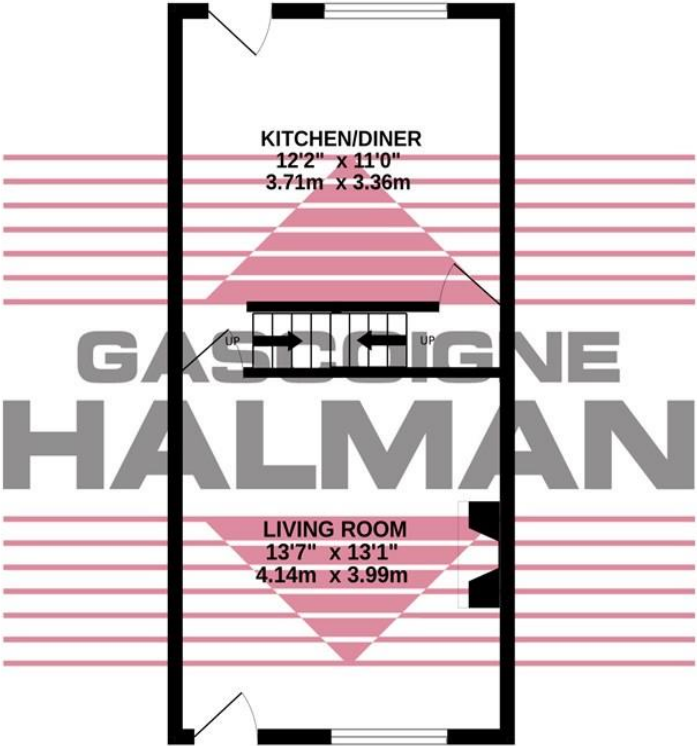
No

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.

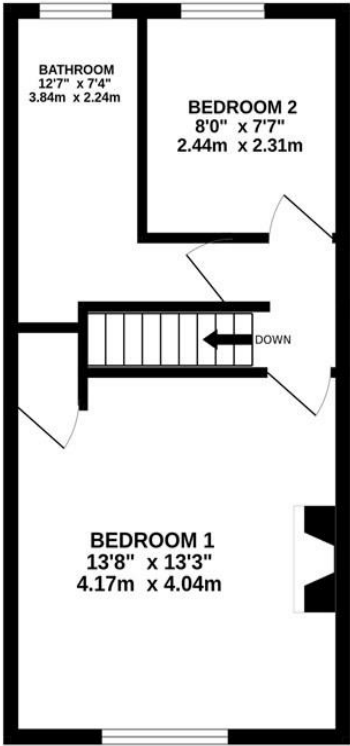
BASEMENT
167 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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