



**GASCOIGNE
HALMAN**

Longsight Lane, Cheadle Hulme
£500,000

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain. This three bedroom property offers spacious and versatile living accommodation spanning in excess of 1200 sq/ft. The property is inconspicuously positioned along Longsight Lane and enjoys a private setting with rural countryside views. The property offers a long driveway providing ample parking and this results in the property enjoying a set back position promoting an excellent degree of privacy. Longsight Lane itself is renowned for its tranquility and location next to acres of greenery as well as being on the doorstep of transport links, Schools and amenities.

Property details

- No Onward Chain
- Situated Close To The Handforth-Dean Shopping Centre
- Under-floor Heated Conservatory For Enjoyment All Year Round
- Surrounded By Acres Of Greenery & Countryside Views
- Private Enclosed West Facing Garden With Useful Log Cabin
- Excellent Transport Links To Manchester Via the Wilmslow-Handforth Bypass



About this property

Set in Cheadle Hulme's most sought after residential pockets, Longsight Lane is a property that manages to blend modern living with traditional elegance with its contrasts of a modern kitchen neighbouring the spacious dining/living space that spans over 19 feet in length before reaching the underfloor heated conservatory and an additional downstairs W/C. Back down the front of the property, the ground floor principle bedroom along with en-suite is accessible for all age ranges making this beautiful home even more inviting. Heading upstairs you will notice the secondary bedroom sat with a stunning outlook of the enclosed private garden. The fitted wardrobe space is also ideal for plenty of storage and does not sacrifice the well-proportioned bedroom dimensions. This property includes a contemporary main bathroom which has a bath/shower so that you will never have to choose between one or the other. The third bedroom provides superb views of the countryside to the front elevation and is ideal for a bedroom or home office. This property is completely enclosed whether it is the greenery surrounding the garden or the gated access to your courtyard garden at the front of the property. The driveway provides ample car parking for friends and family and the set back position of the property provides an excellent degree of privacy. To the rear of the property is a private west facing garden with a large log cabin which is currently used for storage/workshop but this useful garden room could be adapted to suit any buyers needs as it is well insulated and includes electrics. No onward chain.







DIRECTIONS

SK8 6PW

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		77 C
55-68	D	64 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
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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