



**GASCOIGNE
HALMAN**

Grove Lane, Cheadle Hulme
£489,950

THE AREA'S LEADING ESTATE AGENCY



Situated in a semi-rural location, this property offers easy access to transport links, including Stanley Green and Handforth Dean Retail Parks, as well as being within walking distance to the quaint Bramhall Village. With no onward chain, this residence presents a rare opportunity to own a piece of history in a sought-after location. There are enjoyable walk's on the doorstep some of which lead to Fred Perry Way and Woodford Recreation Ground. There are good quality Schools close by with Hursthead Infant & Junior School as well as Moss Hey Primary School being popular choices. The property offers versatile living accommodation for first time buyers, young families or even anyone looking to downsize and this character-filled home is a testament to timeless beauty and historical significance, making it a must-see for those seeking a blend of classic charm and modern comfort.

Property details

- No Onward Chain For Additional Convenience
- New Kitchen Installed in 2024 with New Contemporary Flooring and Professional Re-Plastering
- Charming Three Bedroom Cottage Dating Back To The Mid 1800's
- Ample Noticeable Original Features Throughout The Home
- Gated Driveway Providing Off Road Parking For Several Cars
- Convenient Semi Rural Location Close to Transport Links With Easy Access To Stanley Green & Handforth Dean Retail Parks & Within Walking Distance To Bramhall Village



About this property

Nestled along the desirable Grove Lane in Cheadle Hulme, this charming three-bedroom characterful cottage exudes timeless elegance and classic appeal. Dating back to the mid-1800s, this semi-detached property boasts an abundance of noticeable original features that harken back to a bygone era but yet enjoys modern day comforts with a contemporary decor. Upon entering in the the spacious hallway which incorporates integral storage, you are greeted by a warm and inviting ambiance, with a newly installed shaker style kitchen featuring contemporary flooring and professionally re-plastered walls, adding a touch of modern convenience while preserving the property's historical charm. The property offers a spacious floor area approaching 1100 sq/ft and the kitchen family room certainly forms the hub of the home with patio doors leading to a westerly facing enclosed private garden. There is ample space to entertain and socialise with friends and family whilst the living room provides a cozy and relaxed retreat to unwind. A utility room follows the elegant theme of the kitchen with space for all the necessary day to day appliances and a downstairs WC has been cleverly installed to make life a little easier. The first floor comprises three bedrooms with some bedrooms enjoying a range of fitted wardrobes providing excellent storage. A well-appointed bathroom includes a four piece suite and caters for every families needs. Externally the gated driveway ensures off-road parking for several cars and a brick wall separates the driveway from the spacious garden, adding to the convenience of this delightful home. There is a gate leading into the garden where buyers can entertain with summer BBQ's on a large patio area but equally the private lawned garden will allow children to play safely all year round. No Onward Chain











DIRECTIONS

SK8 7NG

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		83 B
69-80	C		
55-68	D	63 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?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

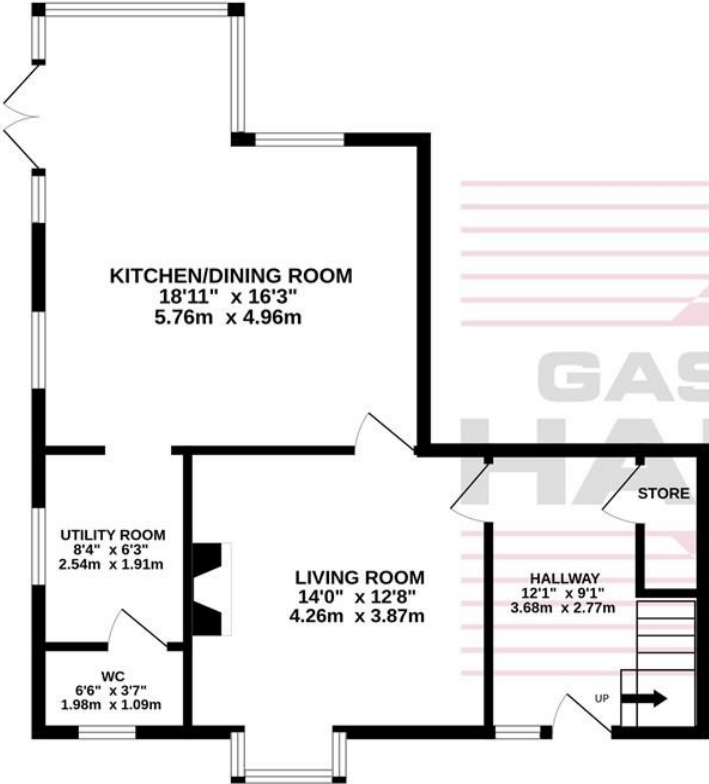
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

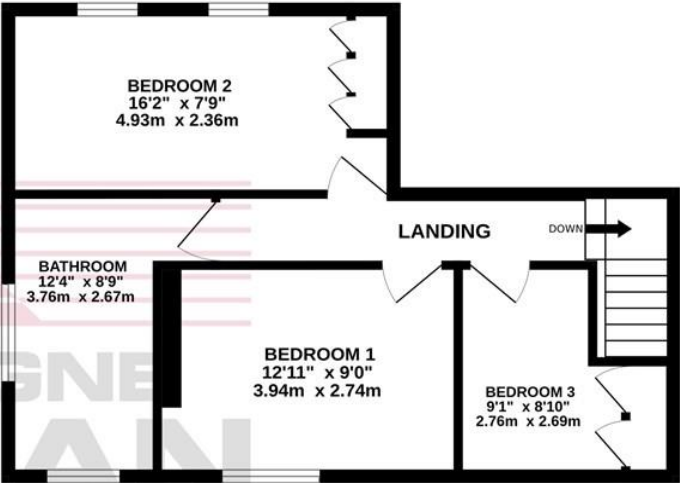
No

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
604 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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