



**GASCOIGNE
HALMAN**

Gillbent Road, Cheadle Hulme

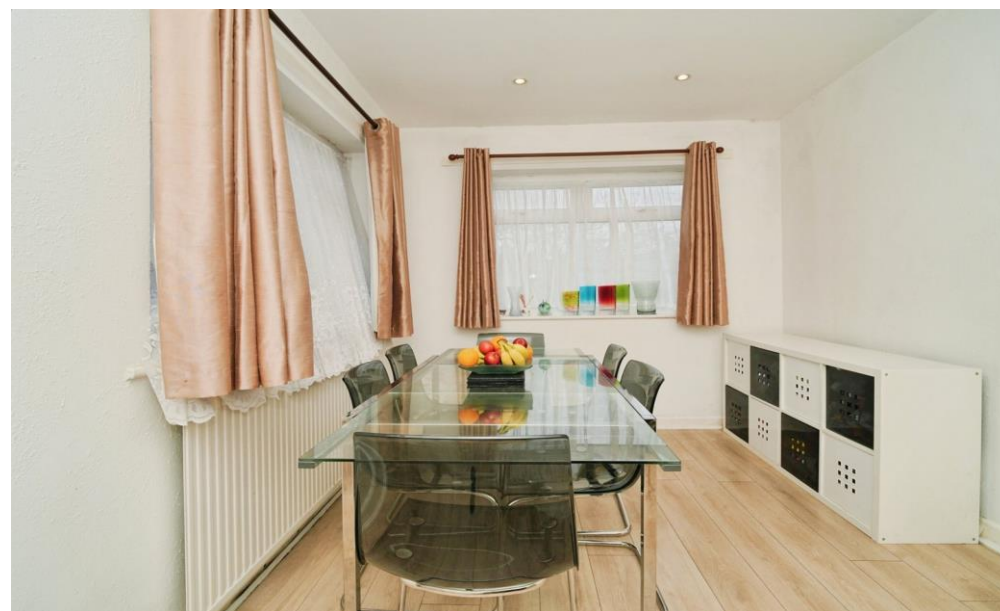
THE AREA'S LEADING ESTATE AGENCY



This fantastic well proportioned four double bedroom detached residence provides ample living accommodation approaching 1700 sq/ft. The property displays a superb opportunity to extend and re-model with extensions to the side and rear and buyers could re-design the accommodation to suit their own needs, whilst incorporating additional bedrooms and bathrooms along with a high specification open plan kitchen family room. This superb detached residence sits on the door step of Thorn Grove Primary School and is positioned within the catchment area for Cheadle Hulme High School and this will provide families with all the educational needs and facilities anyone could wish for. The setting of this property provides convenience with easy access to amenities and transport links as well as various Recreational Parks.

Property details

- Within Walking Distance Of The Popular Cheadle Hulme High School
- Easy Access to Wilmslow Handforth By-Pass As Well As Stanley Green & Handforth Dean Retail Parks
- On the Doorstep Of Excellent Primary Schools Including Thorn Grove Primary School
- Well Proportioned Four Double Bedroom Detached Family Accommodation Approaching 1700 sq/ft
- Excellent Development Potential (STPP) But From Neighbouring Properties It Is Evident There Is Ample Scope To Extend
- Ground Floor Shower Room Providing Exceptional Convenience With Modern Family Bathroom To The First Floor



About this property

This magnificent spacious detached family home occupies a highly desirable setting close to Schools, amenities, recreation parks as well as transport links. If that is not enough then wait to see what this home delivers in terms of space and potential. Initially the property reveals an entrance porch which leads to inviting entrance hallway which incorporates a useful cloakroom with further storage to a good sized cupboard. The property includes two bathrooms, one to the first floor and one to the ground floor for additional convenience. The vast living room is bright and spacious with a large window to the courtyard patio area along with floor to ceiling glazed patio doors overlooking the rear garden. The separate dining area remains connected to the living room but also links in well to the separate kitchen which just sits adjacent to the dining area which includes two large windows allowing ample light to pour into this fantastic reception space. A useful covered courtyard patio area sits between the kitchen and the large double garage and this area offers scope for development with the opportunity for additional internal accommodation (STPP). To the first floor there is a landing area which branches out to four double bedrooms and a modern family bathroom. There is also the possibility to introduce an en-suite to bedroom three as this previously included an en-suite and it would be convenient to re-connect any services required. Externally the property includes a double driveway leading to a double garage which provides excellent storage. To the rear there is a spacious private enclosed garden which overlooks Thorn Grove Primary School playing fields.







DIRECTIONS

SK8 6NQ

COUNCIL TAX BAND

E

TENURE

Freehold, The property is subject to a perpetual yearly rentcharge of £16.00

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		
69-80	C		75 C
55-68	D		
39-54	E	48 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.



Total floor area 156.6 sq.m. (1,686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE