



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Newbury Close, Cheadle Hulme
£450,000

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Positioned in quiet and convenient cul-de-sac location is this extended four bedroom semi detached family residence. The accommodation reveals in excess of 1000 sq/ft of superb living accommodation with a contemporary decor throughout. The property enjoys a privileged setting close to excellent transport links with easy access to the Wilmslow-Handforth bypass as well as the Manchester Airport link road. Stanley Green retail park and Handforth Dean retail park are on the doorstep as are some local amenities along Gillbent Road & Grove Lane. The pointing dog pub is within easy walking distance as are the desirable primary & secondary Schools such as Thorn Grove Primary School and Cheadle Hulme High School.

Property details

- Superb Large Enclosed South West Facing Rear Garden
- Excellent Quiet & Convenient Cul-De-Sac Location
- Extended Four Bedroom Semi Detached Family Room
- Close To Amenities As Well As The Wilmslow-Handforth Bypass & Stanley Green Retail Park & Handforth Dean Retail Park
- Within Walking Distance of Thorn Grove Primary School & Cheadle Hulme High School
- Fantastic Accommodation with Newly Installed Contemporary Kitchen & Family Bathroom



About this property

This wonderful bay fronted extended semi detached residence is nestled in a popular cul-de-sac with only a handful of other properties in the close. The property includes an inviting entrance hallway which leads to a magnificent spacious living room and dining room. The property has been upgraded throughout and the living room now reveals a superb feature fireplace with contemporary gas stove which heats the reception room perfectly. There is space for a dining table and chairs with double doors leading to the rear garden. A newly fitted stylish kitchen provides a functional and practical space to entertain, complete with space for a breakfast bar and stools. The conservatory offers a useful additional reception room and enjoys views across the garden. A WC has been incorporated to the ground floor which is a fantastic selling point for families and their guests. The integral provides a great level of storage and completes superb ground floor accommodation. To the first floor there are four well presented bedrooms and a stylish family bathroom. Externally the property includes a driveway and provides off road parking and a privately enclosed south west facing rear garden promotes ample space for entertaining and relaxing.









DIRECTIONS

SK8 6NP

COUNCIL TAX BAND

C

TENURE

Leasehold

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	62 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?

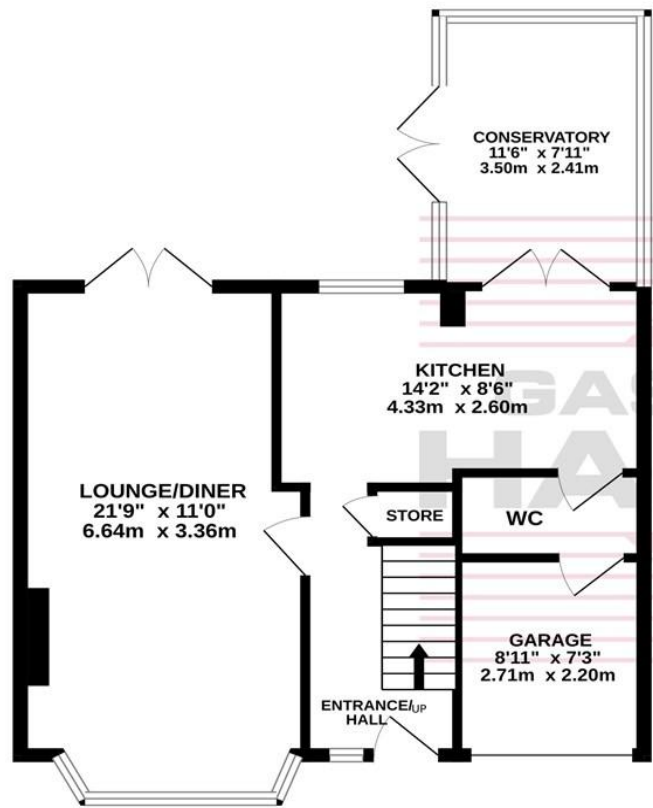
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

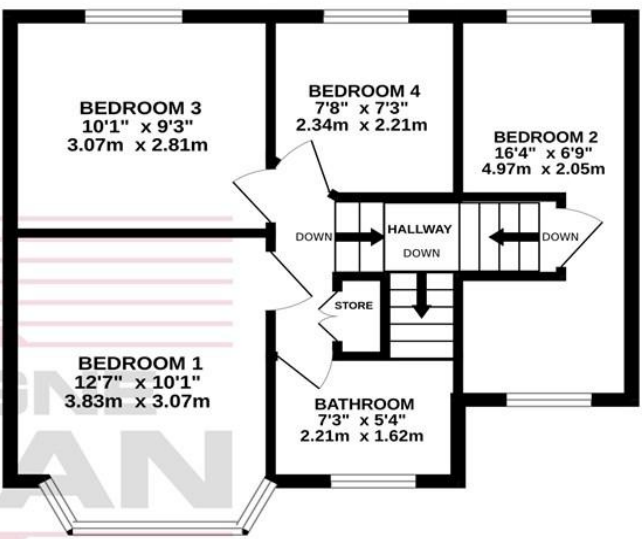
No

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GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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