

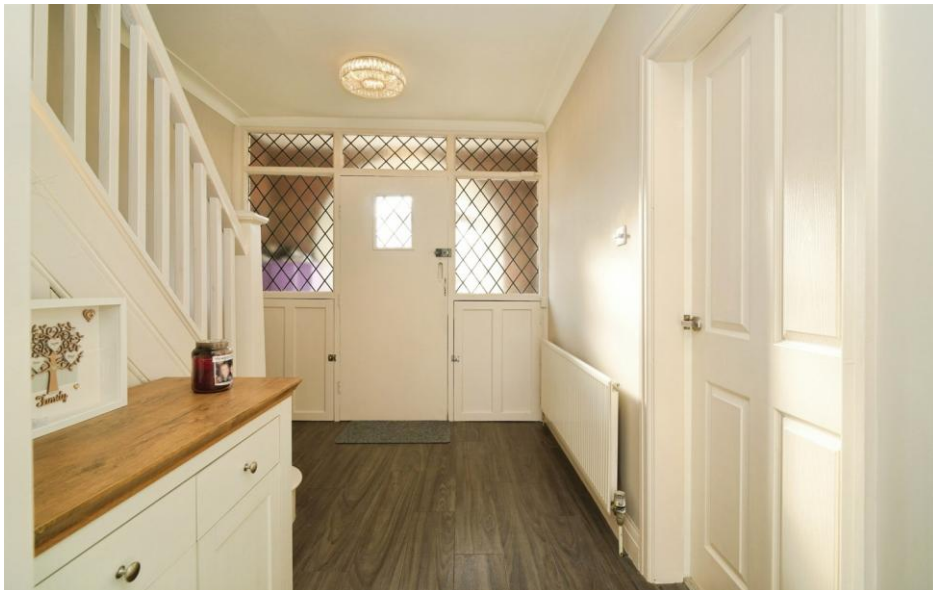


**GASCOIGNE  
HALMAN**

Glandon Drive, Cheadle Hulme  
**£565,000**

THE AREA'S LEADING ESTATE AGENCY





This traditional bay fronted detached residence reveals immaculate accommodation throughout. Having been extended to the ground floor the property now displays a modern layout which many buyers crave. The property is beautifully presented to a high specification and is ideally located for Hursthead Infant & Junior School as well as Cheadle Hulme High School. There are a plethora of amenities on the doorstep on Church Road whilst the Cheadle Hulme Village & train station is only a short walk away for additional convenience.

## Property details

- Traditional Three Bedroom Detached Family Home
- Positioned In A Highly Desirable Location Close to Cheadle Hulme High School
- Ideally Located For Hursthead Infant & Junior School
- Beautifully Extended Residence Complete With High Specification Open Plan Kitchen Family Room
- Within Walking Distance Of Cheadle Hulme Train Station As Well As All The Local Amenities
- Single Brick Built Detached Garage Offering Excellent Storage





## About this property

An inviting entrance hallway provides the perfect introduction to this welcoming bay fronted detached family home. For additional convenience there is a WC positioned off the hallway. A large living room includes a feature bay window along with a beautiful feature fireplace. An extended open plan kitchen family room combines the contemporary & fashionable layout that many buyers choose to adopt. The stylish kitchen with centre island promotes an open plan relationship to the dining area and the comfortable sitting area. Having this space creates pure enjoyment for entertaining friends and family. A useful utility room offers an excellent level of space but equally this area could be transformed into a downstairs shower room should buyers want to alter the functionality of the room. To the first floor are three wonderful bedrooms all capable of offering superb sleeping quarters. A luxury family bathroom includes a four piece suite and completes well balanced accommodation throughout. A single brick built garage is located to the rear and provides ample storage. To the rear garden there is a superb level of privacy due to the established borders and with the bi-folding doors to the kitchen family room, there is a seamless indoor-outdoor feel. The property also includes a driveway providing off road parking and mature hedgerow to the front also provides an excellent degree of privacy when needed.









## DIRECTIONS

SK8 7EZ

## COUNCIL TAX BAND

E

## 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	71 C	
55-68	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

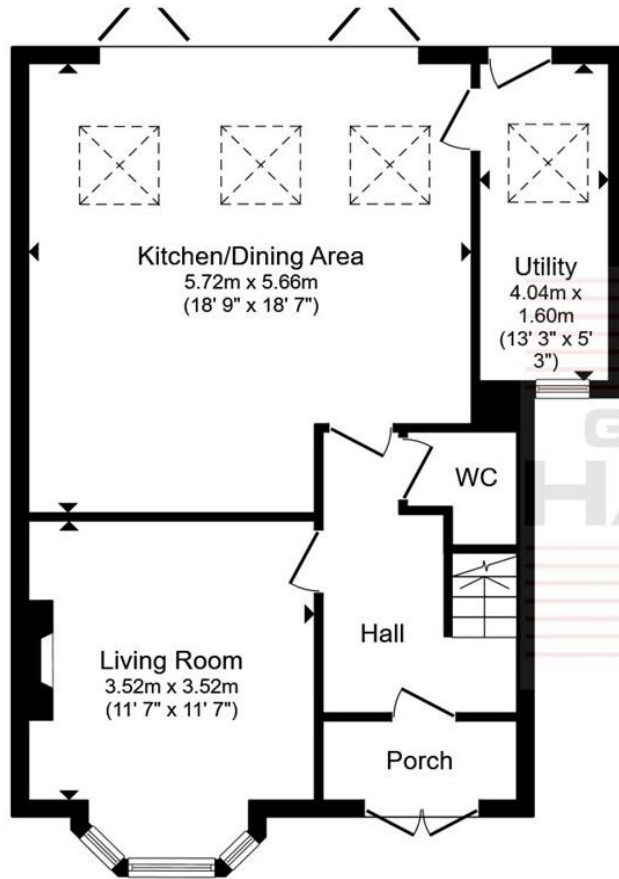
## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

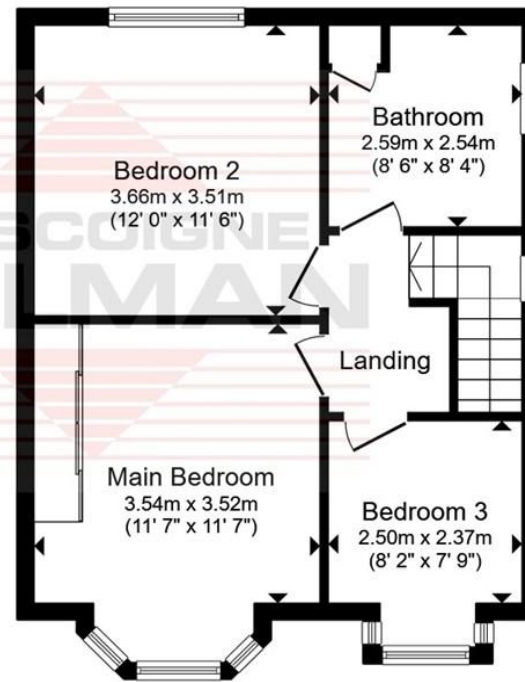
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

NO

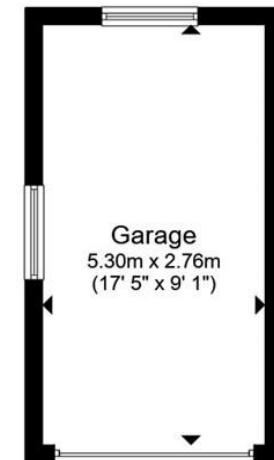
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 122.5 sq.m. (1,318 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](http://www.propertybox.io)





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