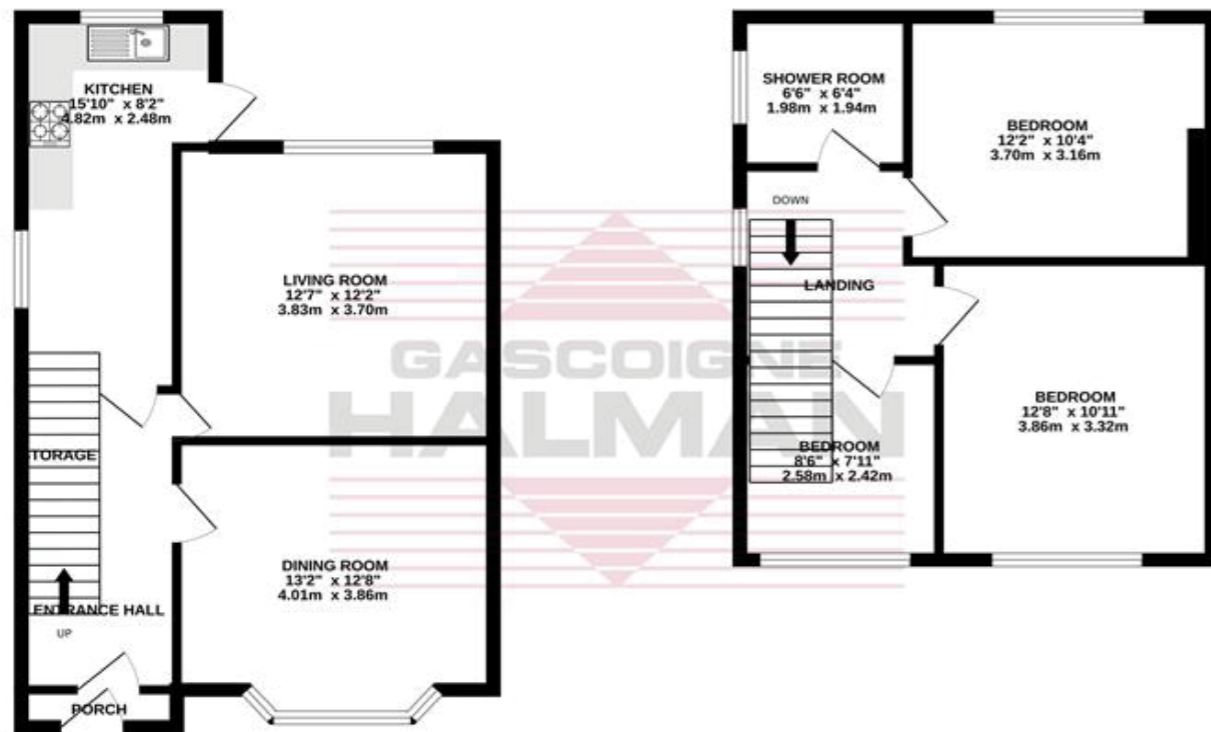


**24 BELMONT ROAD**  
 Gatley  
**£340,000**

**GROUND FLOOR**  
 494 sq.ft. (45.9 sq.m.) approx.

**1ST FLOOR**  
 430 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.

THE AREAS LEADING ESTATE AGENCY

A lovingly maintained and EXTENDED BAY-FRONTED semi detached home, ideally located within EASY REACH OF GATLEY VILLAGE and popular schools, boasting two reception rooms, three well-sized bedrooms, and a wealth of PERIOD FEATURES, in need of some modernisation, whilst enjoying a LARGE SECLUDED REAR GARDEN. \*No Chain\*

**Cheadle**  
 91, High Street, CHEADLE SK8 1AA  
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**



- An Attractive And Spacious Bay-Fronted Semi-Detached Home
- Ideally Located Close To Gatley Village, Transport Links, Popular Schools And Local Amenities
- Boasting Two Reception Rooms
- Extended And Refitted Breakfast-Style Kitchen

- Enjoying Three Well Sized Bedrooms
- Modern Refitted Wet-room Style Shower Room
- Large Secluded Rear Garden With Substantial Flagged Patio
- In Need Of Some Modernisation

**£340,000**

**24 BELMONT ROAD**

Gatley



An attractive and charming bay-fronted semi-detached residence, enjoying two reception rooms and three well sized bedrooms, requiring some modernisation, with a large private rear garden, and set within a sought-after convenient setting close to Gatley Village, it's local amenities and Popular Schools. The accommodation begins with a useful entrance porch, opening to a welcoming entrance hall, off the hall is a generous bay-fronted dining room, there is a charming living room overlooking the rear garden, whilst ahead of the hall is the extended breakfast-style kitchen with dining area, pantry storage, and side door to the rear garden.

To the first floor, off the landing, are three well sized bedrooms, and a re-fitted modern wet-room with attractive tiling. Externally to the front is a half-walled driveway fully flagged to the front and side offering ample off-road parking, whilst to the rear, via secure gated access, is a large and private garden, mainly laid to lawn, with twin flagged patios, and partially hedged and fences boundaries. AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**LOCATION**

Gatley offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass and motorway access. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

**DIRECTIONS**

**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 through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**