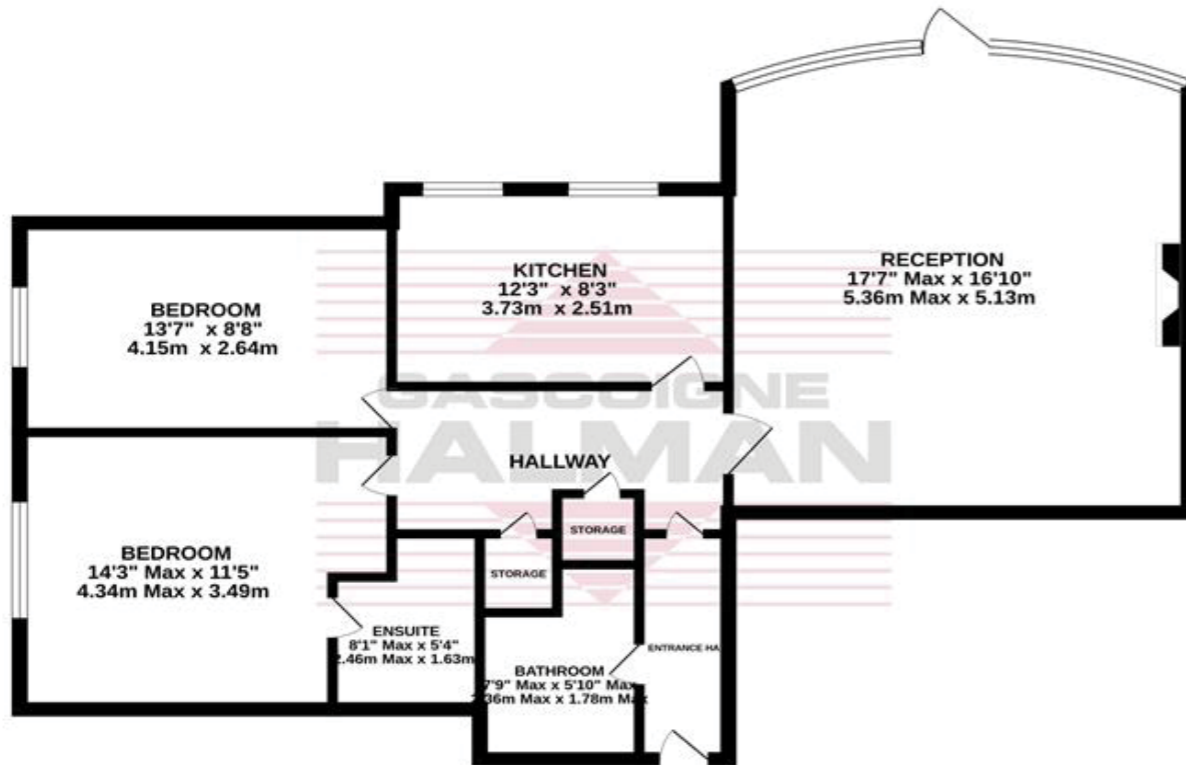


**1 BROOKFIELD HOUSE**  
 Wilmslow Road, Cheadle  
**OFFERS OVER**  
**£285,000**

**GROUND FLOOR**  
 869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 for any prospective purchase. 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

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

gascoignehalman.co.uk



An impressive and spacious GROUND FLOOR apartment, set within the exclusive gated 'Brookfield House', enjoying a wealth of accommodation (approx 869 SQ FT), with a substantial living/ dining room, TWO DOUBLE BEDROOMS, and two modern bath/ shower rooms, ACCESS TO AND OVERLOOKING COMMUNAL GARDENS, and being close to Cheadle village.

\*NO CHAIN\*

**GASCOIGNE HALMAN**

- A Substantial And Impressive Ground Floor Apartment
- Set Within The Revered Gated 'Brookfield House', Close To Cheadle Village
- Cavernous Bay-Fronted Living/ Dining Room
- Modern Refitted Separate Kitchen
- Two Generous Double Bedrooms
- Two Modern Bath/ Shower Rooms
- Access To And Charming Views Of The Communal Gardens
- Allocated Off-Road Parking

**OFFERS OVER  
£285,000**

**1 BROOKFIELD HOUSE**

Wilmslow Road, Cheadle



Occupying an idyllic setting within Brookfields Park, only a short stroll to Cheadle Village, Brookfield House offers an exclusive yet convenient position, and an undoubted feeling of grandeur with the impressive gated approach complementing the attractive elevations of the restored historic residence. Having been sympathetically restored and rebuilt in the mid 1990's, the substantial residence houses a select number of attractive apartments. The apartment itself is set within an unrivalled ground floor position, enjoying a private aspect to the rear overlooking the charming communal gardens, with access initially via the pleasant communal entrance hall. The attractive apartment begins with an entrance hallway

with useful storage cupboard, there is a substantial living/ dining room with striking bay-window and single door to the communal gardens, there is an attractive fitted separate kitchen offers a wealth of base and wall units, whilst there are two well sized double bedrooms, with bedroom one benefiting from a modern ensuite shower room and fitted wardrobes. There is also a modern fitted three piece suite bathroom. The property benefits from secure designated parking, additional visitor spaces, and a useful lift. The development also offers mature enveloping communal gardens, and is accessed via electric gates with fob entry.

**LOCATION**

Cheadle offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal Shopping Centre is close by together with access to the A34 by-pass which leads to Handforth Dean and Stanley Green Retail Park. Motorway connections to the M60 are available at both ends of the village, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby Gatley and Cheadle Hulme.

**DIRECTIONS**  
SK8 1HJ

**TENURE**

Leasehold with a 999 original term, beginning 03/02/1999, subject to an annual service charge of £1,800 and annual ground rent of £150.

**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**