



**GASCOIGNE  
HALMAN**

Abbeyfield Close, Cale Green, Stockport  
**Offers Over £289,000**

THE AREA'S LEADING ESTATE AGENCY





Offered for sale with No Vendor Chain & recently enhanced by the current owners, this stylish townhouse spans three floors and offers spacious accommodation with four bedrooms, two bathrooms, and a private rear garden.

## Property details

- An Attractive, Stylish And Deceptively Spacious Town House
- Enjoying Generous Accommodation Set Out Over Three Floors
- Ideally Located Close To Local Amenities And Transport Links
- Recently Renovated And Remodelled Kitchen With Quality Integrated Appliances
- Enjoying Four Well Sized Bedrooms
- Striking Master Bedroom With En-Suite Shower Room
- Delightful And Private Rear Garden
- Secure Gated Off-Road Parking To The Rear



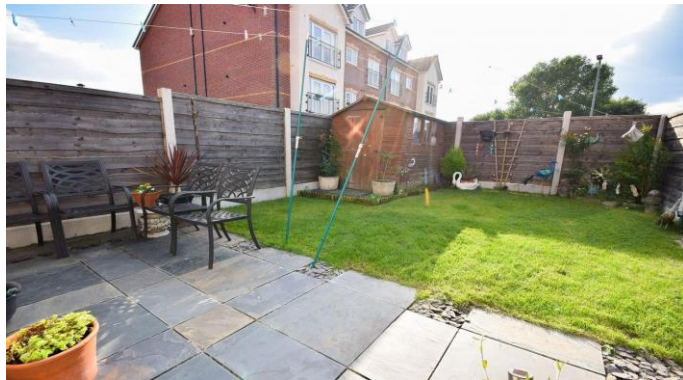


## About this property

Offered for sale with No Vendor Chain & recently enhanced by the current owners, this stylish townhouse spans three floors and offers spacious accommodation with four bedrooms, two bathrooms, and a private rear garden. Conveniently located near Stockport, transport links, and local amenities, the property features a welcoming entrance hall, modern kitchen with integrated appliances, a living room leading to a conservatory, and a downstairs WC. On the first floor, there are three bedrooms, an airing cupboard, and a family bathroom whilst the top floor boasts a master bedroom with an en-suite shower room and fitted wardrobes. Outside, there is a private garden with a lawn and patio, as well as gated off-road parking to the rear.







**DIRECTIONS**  
SK3 8EH

**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		87   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PRIMARY SOURCE OF HEATING**  
Ask Agent

**PRIMARY ARRANGEMENT FOR SEWERAGE**  
Ask Agent

**PRIMARY SOURCE OF ELECTRICITY**  
Ask Agent

**PRIMARY SOURCE OF WATER**  
Ask Agent

**BROADBAND CONNECTION**  
Ask Agent

**ANY EASEMENTS, SERVITUDES OR WAYLEAVES?**  
Ask Agent

**ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**  
Ask Agent

**THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**  
Ask Agent

**SOURCES OF FLOODING**  
Ask Agent

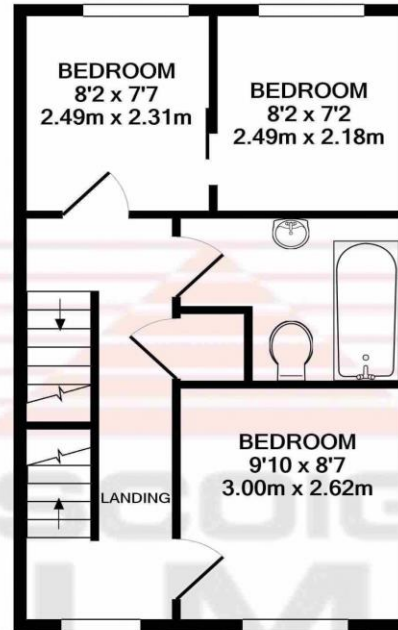
**HAS PROPERTY BEEN FLOODED IN 5 YEARS**  
Ask Agent

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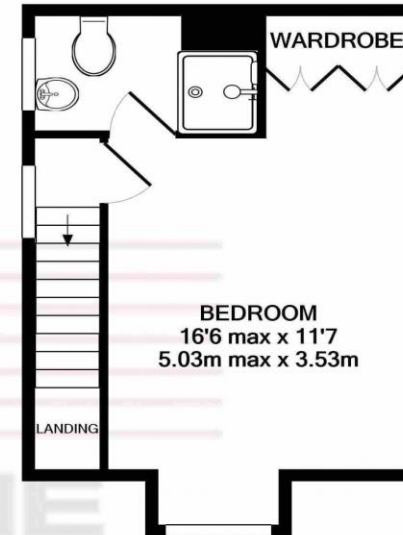




GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 281 SQ.FT.  
(26.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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