



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

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



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

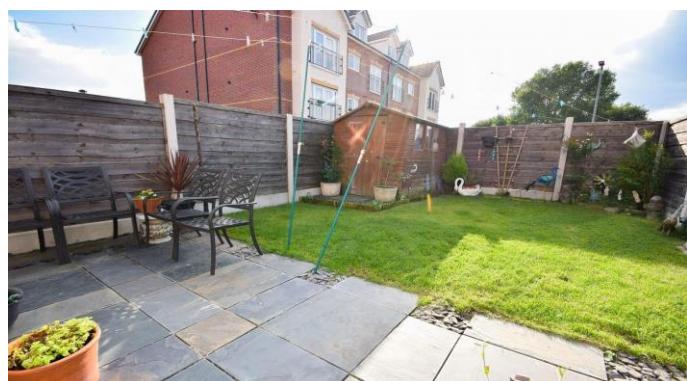
- An Attractive, Stylish And Deceptively Spacious Town House
- Enjoying Generous Accommodation Set Out Over Three Floors
- Ideally Located Close To Local Amenities And Transport Links
- Recently Renovated And Remodelled Kitchen With Quality Integrated Appliances
- Enjoying Four Well Sized Bedrooms
- 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		
69-80	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

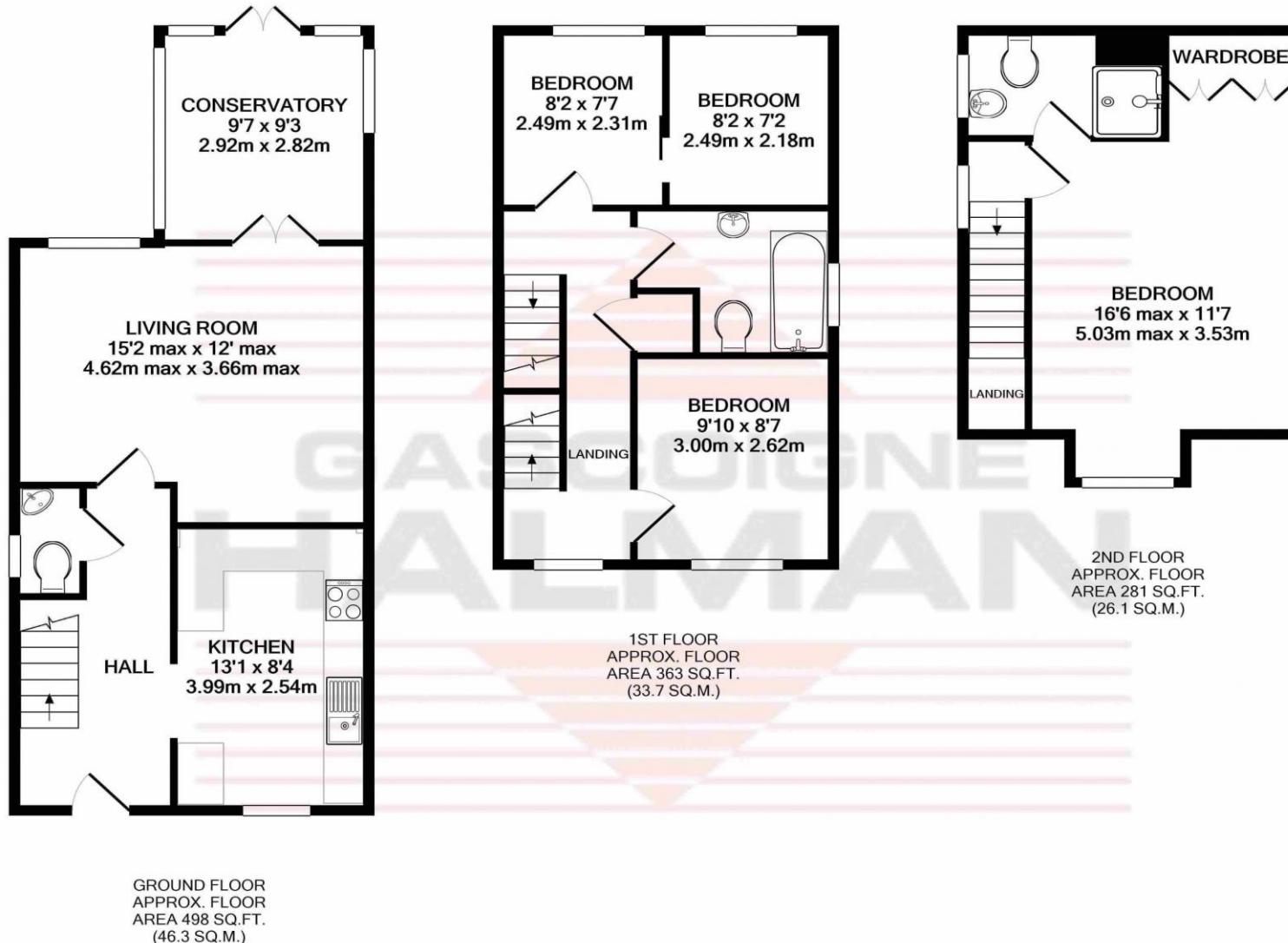
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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.



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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