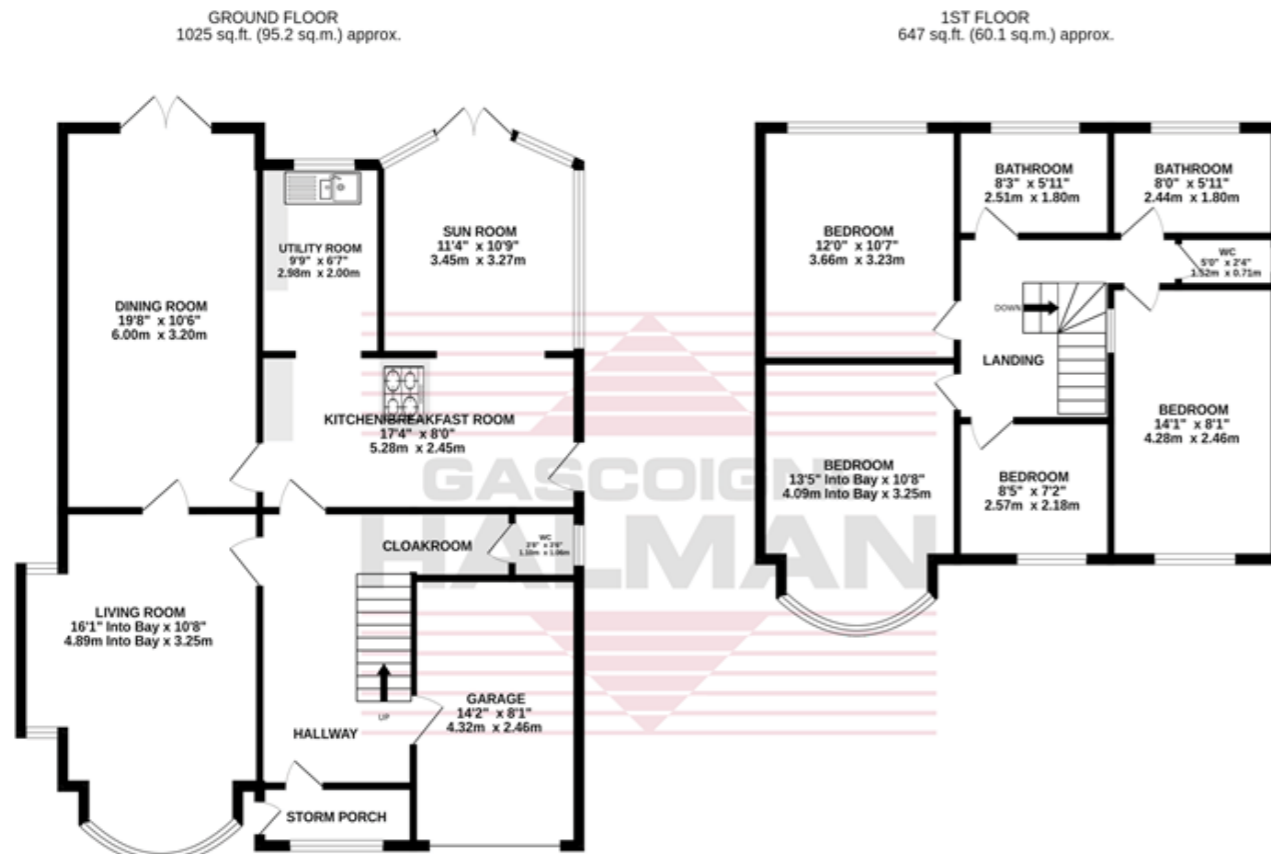


20 NEW HALL AVENUE
Heald Green
£560,000



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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.
 Made with Metropix ©2024



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 EXTENDED four bedroom DETACHED family home situated in a cul-de-sac in the popular residential area of Heald Green. A home that offers a wealth of space, charm & style and features a delightful outlook over fields at the rear. The home offers separate living and dining rooms, a sociable kitchen diner, utility room & conservatory. There is a downstairs WC, family bathroom, shower room, separate WC & an integral garage.

GASCOIGNE HALMAN

- Set Within An Idyllic And Tucked Away Cul-de-sac Setting
- Striking Extended Living/ Dining Kitchen With Separate Utility Room
- Boasting Four Well Sized Bedrooms, 3 of which have fitted Wardrobes
- Enjoying A Large Rear Garden With Generous Raised Decking

- A Substantial And Lovingly Maintained Detached Family Residence
- Ideally Located Close To Heald Green, Popular Schools, Transport Links And Local Amenities
- Benefiting from 3 large reception rooms, Living Room/ Dining Room/ Sun Room
- Sizeable Driveway for 3 vehicles along with integral garage

£560,000

20 NEW HALL AVENUE

Heald Green



This extended four-bedroom detached residence is located in a cul-de-sac in a desirable part of Heald Green. The property offers a pleasant view over fields at the rear and is conveniently situated near local commuter routes, Manchester Airport, and a short walk to Heald Green village and station. The current owners have enjoyed living here for 26 years but have decided to downsize, creating an opportunity for a new family to make it their own. The property includes a welcoming porch, Sizable entrance hall leading to the useful cloakroom and downstairs W/C, a beautifully presented bay-fronted living room with an inglenook fireplace, an extended dining room with patio doors which open to the private enclosed garden,

a stylish kitchen-dining space with convenient separate utility room, and a Sun Room with a recently upgraded roof. Upstairs, there are four well-proportioned bedrooms, with room's one, two and four all benefiting from fitted wardrobes, Open Gallery landing with access to a boarded loft space accessed by handy drop down ladder, a modern refitted family bathroom, a separate W/C, and an additional shower room with W/C. Additional features include an integral garage, full UPVC double glazing throughout, gas central heating with Hive smart thermostat, and an intruder alarm system. Outside to the front is the large driveway with space for 3 vehicles, to the rear a spacious enclosed south-west facing garden with a timber decked patio. Contact us to register your interest.

LOCATION

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

DIRECTIONS

SK8 3LQ

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. Tax Band: E

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN