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THE AREAS LEADING ESTATE AGENCY

Cheadle

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A THREE STORY, semi-detached townhouse set within a CUL-DE-SAC in the popular residential area of Cale Green. The property offers well-proportioned accommodation over three levels and features an enclosed garden & two allocated PARKING SPACES with a secure gated car park.

**GASCOIGNE HALMAN**

- Semi-detached townhouse
- Luxurious master bedroom with en-suite shower room.
- Cul-de-sac positioning,

- Two, secure parking spaces.
- Popular & convenient residential location.
- Useful under-stairs WC.

£ 260,000

21 ABBEYFIELD CLOSE

Cale Green



#### DESCRIPTION

This spacious three-bedroom, semi-detached townhouse is located in a cul-de-sac in the sought-after residential area of Cale Green. Situated conveniently close to local shops, schools, Stockport Station, and a recently completed interchange, this property is perfect for first-time buyers and young families. It offers well-presented accommodation including an inviting entrance hall, a modernized under-stairs WC, a tiled fitted kitchen, and a sociable lounge/dining room with French patio doors to the rear. The first floor features two generously sized bedrooms, one with fitted wardrobes, and a large three-piece family bathroom.

On the second floor, you'll find a luxurious master bedroom with fitted wardrobes, a dressing area, and an en-suite shower room. The property also includes an enclosed rear garden with artificial turf and access to a secure gated resident's car park with two allocated parking spaces. Call to register your interest today.

#### LOCATION

Stockport offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Stockport, Davenport and Edgeley centers are close by together with access to the M60 motorway, Stockport station & interchange and Manchester International Airport is within easily reach.

**DIRECTIONS**  
SK3 8EH

#### TENURE

Leasehold - 978 years remaining with an annual ground rent of £206 and an annual service charge of £308.

#### 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: C

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K