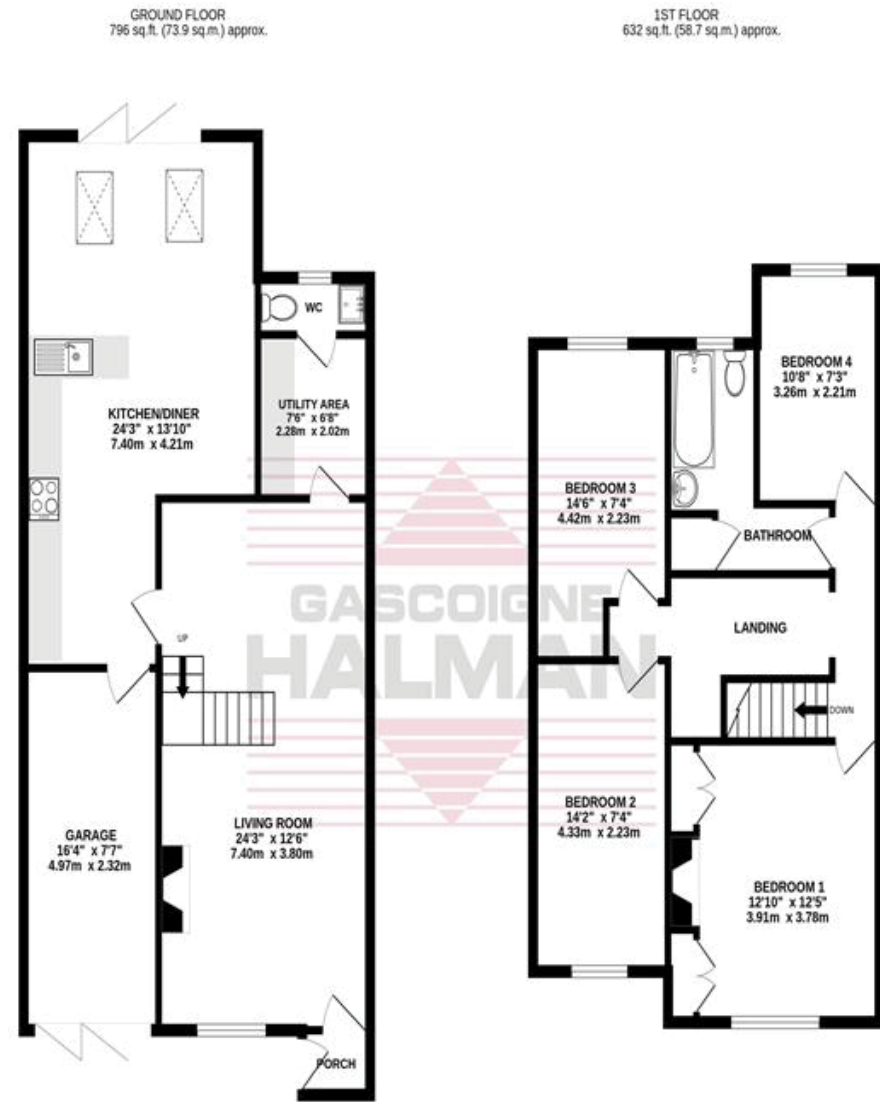


**8 GREENBANK ROAD**  
 Gatley  
**£400,000**



TOTAL FLOOR AREA: 1427 sq.ft. (132.6 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 12/2014



**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



**GASCOIGNE HALMAN**

A well appointed, FOUR bedroom EXTENDED property situated in the popular residential location Gatley. The property is conveniently positioned for the local train Station & Village and would make an excellent FAMILY home. The property features well-proportioned bedrooms, a spacious living room, integrated garage & a superb open-plan kitchen-dining space with vaulted ceiling and bi-folding doors to the garden.



- No vendor chain
- Four well-proportioned bedrooms.
- Close to Gatley Village & Train Station

- Extended open-plan kitchen dining space.
- Useful integral garage.
- Utility room & downstairs WC

**£400,000**

**8 GREENBANK ROAD**

Gatley



**DESCRIPTION**

This semi-detached residence is being offered for sale with no onward chain and is sure to attract family buyers. Located on Greenbank Road, it is conveniently positioned near Gatley Village, which offers a variety of local amenities including shops, pubs/bars, cafes, and schools. The area also features parks and good transport links with the train station and easy access to the motorway network. The property includes an entrance porch that leads to a spacious open-plan living room with a feature log burning stove. There is also an impressive extended dining kitchen showcasing a vaulted ceiling with skylights and equipped with integrated appliances & bi-folding

doors to the rear garden. Additionally, a utility room and a downstairs WC complete the ground floor. Upstairs, a wide landing area leads to four well-proportioned bedrooms and a white tiled family bathroom. Outside, there is a driveway at the front providing off-road parking and leading to an integral garage. The enclosed rear garden features a decked seating area, a lawn, and a patio. Call to register your interest today.

**LOCATION**

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

**DIRECTIONS**  
SK84DW

**TENURE**

Leasehold - 956 years remain.

**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.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**