



**GASCOIGNE
HALMAN**

Kingsway, Cheadle
Asking Price
£599,950.00

THE AREA'S LEADING ESTATE AGENCY



This substantial five-bedroom detached home set within a cul-de-sac features a superb double-height rear extension, open-plan kitchen-diner, two large reception rooms, sunroom, two en-suite bedrooms, a family bathroom, and a large lawned garden. Conveniently located near schools, it's offered with no vendor chain for immediate occupancy.

Property details

- Substantial five-bedroom detached family home in a cul-de-sac
- Double-height rear extension enhancing space and natural light
- Expansive open-plan kitchen-diner
- Good-sized lawned garden providing ample space for outdoor activities and entertaining
- Located close to well-regarded local schools and amenities, ideal for families
- No vendor chain, offering a quick and straightforward purchase opportunity



About this property

Situated at the head of a cul-de-sac, this impressive five-bedroom detached property offers a fantastic blend of modern living and versatile space, making it the ideal family home. The house has been thoughtfully designed to maximise space and natural light, with a double-height rear extension that enhances the feeling of openness and provides a wonderful backdrop for family life. At the heart of the home is the expansive open-plan kitchen-diner, which features contemporary fittings and finishes, offering a seamless flow between cooking, dining, and living spaces. The kitchen is equipped with a fitted gas stove and features a useful pantry, while the dining area provides the perfect setting for both casual meals and more formal gatherings. Adjacent to this is the bright and inviting sunroom, a versatile space that can be used as an additional living area or space to enjoy the garden views. There are two additional formal reception rooms, useful lean-to office space and useful utility room accessed from the kitchen. The property comprises five generously sized bedrooms, two of which benefit from their own en-suite shower rooms, including the principle bedroom which features a dressing area and plentiful fitted wardrobes. The additional three bedrooms are serviced by a well-appointed family bathroom.











DIRECTIONS

SK8 1LP

COUNCIL TAX BAND

F

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

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

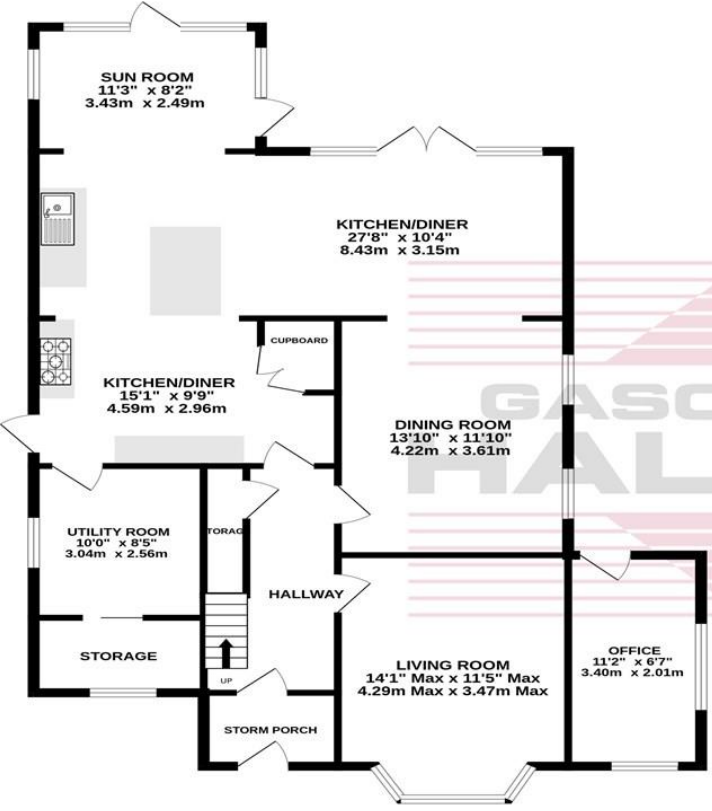
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

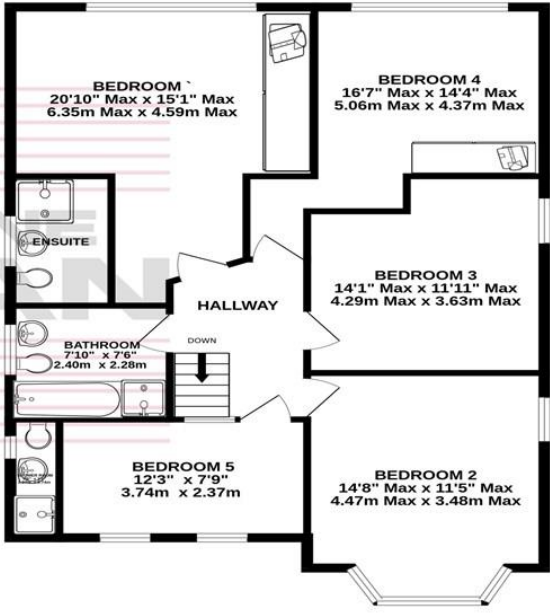
Ask Agent

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GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2187 sq.ft. (203.2 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.

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0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA