



**GASCOIGNE
HALMAN**

Minster Drive, Cheadle, Stockport, SK8 2JL
Asking Price £260,000.00

THE AREA'S LEADING ESTATE AGENCY



This stylish three-bedroom link-detached home in Cheadle features a welcoming hall with panelled walls and parquet flooring, a spacious lounge-diner, modern kitchen, and fully tiled bathroom. The main bedroom has built-in storage, with two additional bedrooms. Outside, there's potential off-road parking at the front (curb not dropped) and a low-maintenance rear garden with patio and storage. Viewings recommended.

Property details

- Stylish 3-bedroom link-detached home in Cheadle
- Welcoming hall with panelled walls and parquet flooring.
- Spacious lounge-diner and modern kitchen
- Main bedroom with useful built-in storage.
- Low-maintenance rear garden with patio and storage.
- Potential for off-road parking (curb not dropped).



About this property

This beautifully presented three-bedroom link-detached property in Cheadle offers stylish and convenient living in a location, close to local shops, schools, and transport links. The welcoming entrance hall features elegant panelled walls and parquet flooring, which flows into the spacious lounge-diner, creating a seamless and sophisticated space. The modern kitchen is equipped with integrated appliances, enhancing the home's contemporary feel.

Upstairs, the property boasts a spacious master bedroom with a useful wardrobe/cupboard, two additional bedrooms, and a sleek, tiled bathroom. Externally, a large front area offers potential for off-road parking (please note the curb has not been dropped). The enclosed rear garden, featuring artificial turf, a patio area, and convenient external storage, provides a low-maintenance space ideal for relaxation and entertaining. Viewings are highly recommended to fully appreciate the quality and appeal of this home.





DIRECTIONS

SK8 2JL

COUNCIL TAX BAND

A

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		86 B
69-80	C	72 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

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

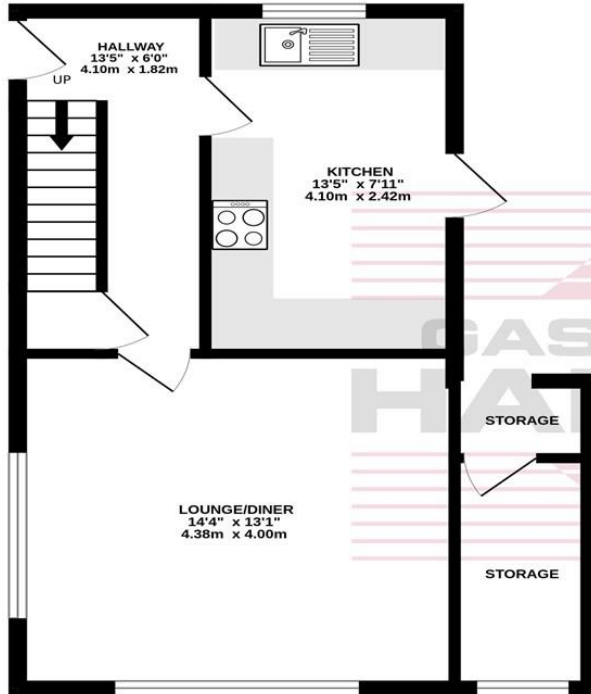
SOURCES OF FLOODING

HAS PROPERTY BEEN FLOODED IN 5 YEARS

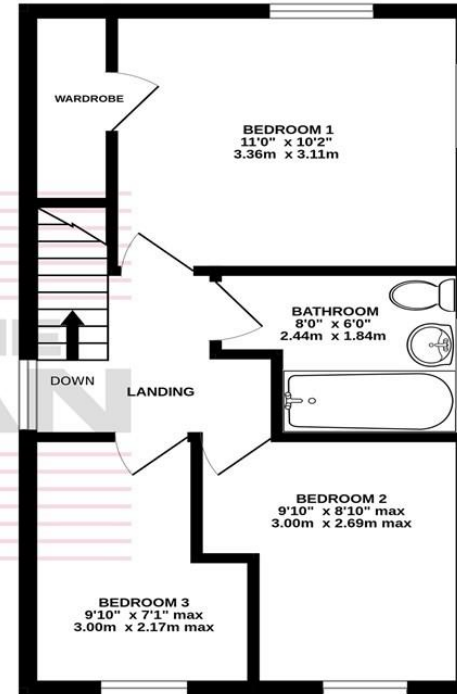
No

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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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