



**GASCOIGNE
HALMAN**

Wilmslow Road, Heald Green,
Asking Price £450,000

THE AREA'S LEADING ESTATE AGENCY



This extended four-bedroom semi-detached home in Heald Green is offered for sale with no vendor chain. It features spacious living areas, a fitted kitchen, and a beautifully maintained rear garden. With a generous driveway, integral garage, and proximity to local amenities, it's perfect for family living.

Property details

- Spacious extended four-bedroom semi-detached home.
- Bright living and dining area with modern finishes.
- Well-equipped fitted kitchen and utility space.
- Downstairs shower room and four-piece family bathroom.
- Generous driveway with integral garage for convenience.
- Beautifully presented rear garden and patio area.
- Close to local amenities, schools, and transport links.



About this property

Situated in the desirable area of Heald Green, this extended semi-detached property combines generous living spaces with modern convenience, making it an ideal family home. Set back from the main road, the property offers a sizeable driveway for off-road parking and includes an integral garage for added practicality.

Upon entering, a welcoming porch leads into a bright and open hallway, setting the tone for the rest of the home. The spacious living and dining area benefits from an abundance of natural light, further complemented by custom-made blinds fitted to the front and rear windows & patio doors. The fitted kitchen is stylish and functional, offering ample storage and workspace while providing access to a convenient downstairs shower room and a separate utility area.

The first floor features four well-proportioned double bedrooms, each designed to offer comfort and flexibility. A spacious four-piece bathroom suite completes the accommodation.

To the rear of the property, a beautifully presented lawned garden and patio area offer an ideal setting for outdoor dining, entertaining, or simply enjoying quiet family moments.

Conveniently located close to local amenities, schools, and transport links, this property presents a perfect opportunity for families seeking a spacious and well-presented home in a prime location with no vendor chain. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.









DIRECTIONS

SK8 3BG

COUNCIL TAX BAND

D

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		84 B
69-80	C	73 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

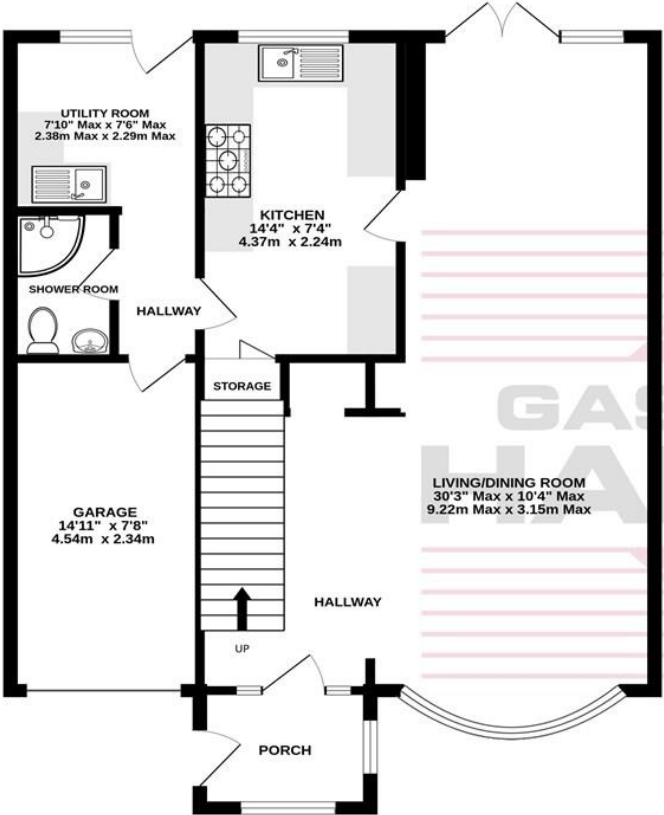
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

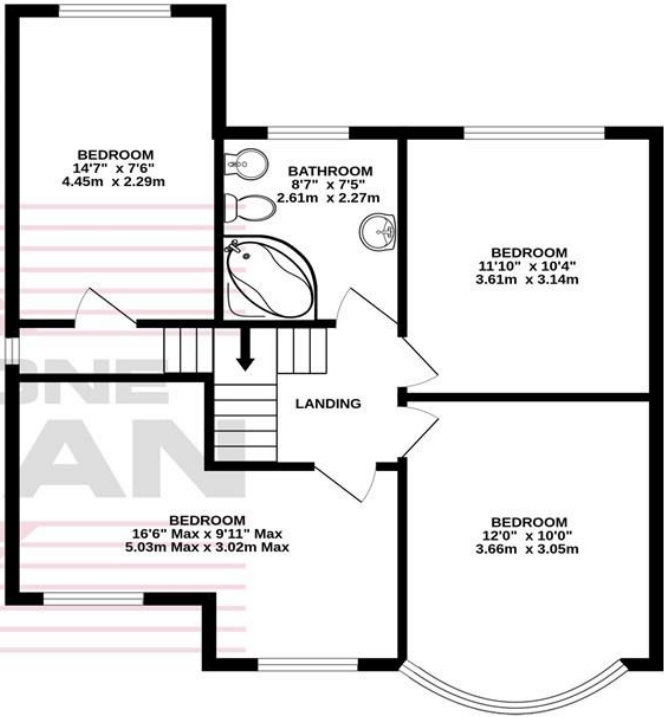
No

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.

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.1 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