



**GASCOIGNE  
HALMAN**

Bruntwood Lane, Cheadle Hulme  
**Asking Price £415,000.00**

THE AREA'S LEADING ESTATE AGENCY



This five-bedroom extended family home is ideally located near excellent schools, Bruntwood Park, motorway links, and Manchester Airport. Highlights include spacious living areas, a modern kitchen-diner, a study, an en-suite shower-room, and a generous rear garden, making it perfect for growing families.

## Property details

- Five-bedroom extended family home in a sought-after location.
- Close to top-rated schools, Bruntwood Park, and Manchester Airport.
- Spacious living room with feature fireplace and extended sitting room with skylight.
- Modern kitchen-diner with fitted range cooker and separate study.
- Large block-paved driveway and generous rear garden.
- Ideal for growing families seeking space and convenience.



## About this property

Situated in a highly sought-after area, this impressive five-bedroom family home offers an ideal living space for growing families. Conveniently located near excellent primary and secondary schools, the property is also within easy reach of Bruntwood Park, local motorway links, and Manchester Airport.

The property boasts a large block-paved driveway providing ample off-road parking, whilst to the rear, a generous lawned garden offers a private and versatile outdoor space, perfect for relaxing or entertaining.

Upon entering, the welcoming entrance porch and hallway lead to a spacious and sociable living room featuring a charming fireplace and double doors that open into a separate sitting room within the extension. This bright and airy space is enhanced by a ceiling skylight and patio doors that open to the rear garden.

The ground floor also includes a spacious extended kitchen-dining room with a fitted range cooker, ideal for family meals and gatherings. A study room provides a quiet space for work or study, while a convenient under-stairs WC completes the ground floor layout.

Upstairs, the first floor offers five separate bedrooms, an en-suite shower room and a separate family bathroom ensuring practical and comfortable living for all members of the household.

This versatile and thoughtfully extended home is a fantastic opportunity for families seeking space, convenience, and a prime location. An internal viewing is highly recommended to fully appreciate all this property has to offer.





## **DIRECTIONS**

SK8 3AS

## **COUNCIL TAX BAND**

B

## **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 - TBC**

## **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**

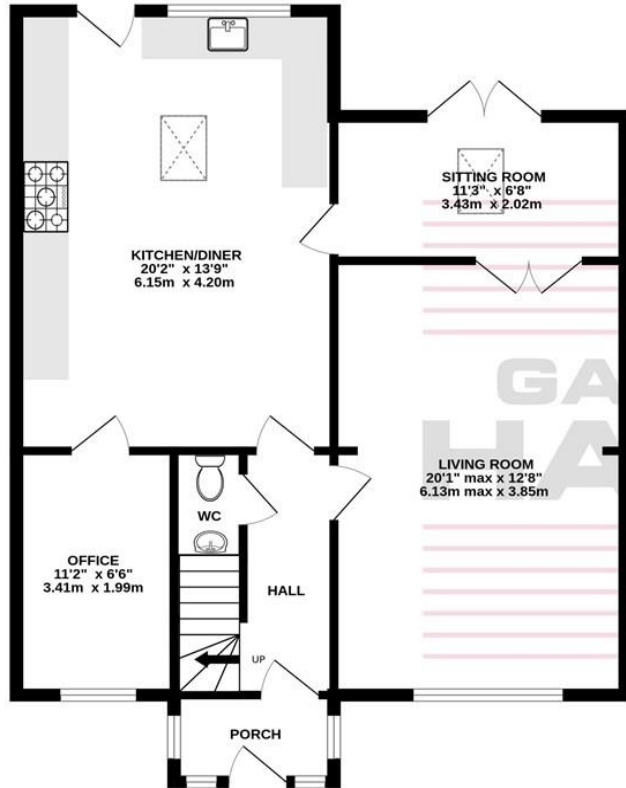
Ask Agent

## **HAS PROPERTY BEEN FLOODED IN 5 YEARS**

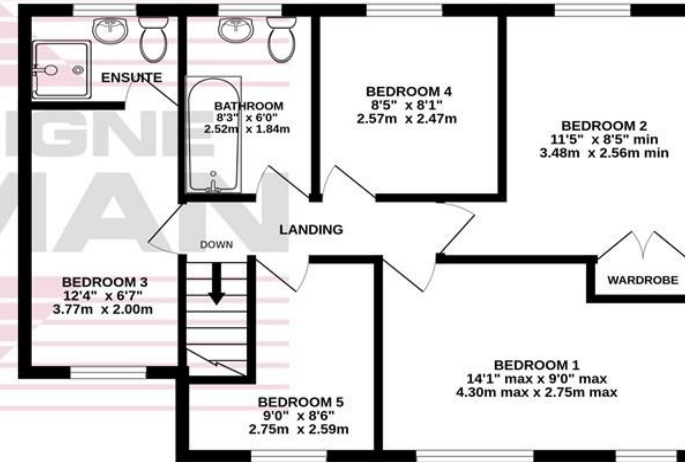
No

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GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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