



**GASCOIGNE
HALMAN**

Chorlton Drive, Cheadle, Stockport
£275,000

THE AREA'S LEADING ESTATE AGENCY



Three-storey townhouse near Cheadle Village, offering three good-sized bedrooms, a spacious living room, kitchen-diner, bathroom, integral garage, and utility area. Well-maintained but in need of modernisation, with no vendor chain. Ideal location close to amenities and transport links.

Property details

- No vendor chain for a straightforward purchase
- Three good-sized bedrooms on the second floor
- Spacious living room and kitchen-diner on the first floor
- Hallway, integral garage, and utility area on the ground floor
- Well-maintained but requires modernisation throughout
- Convenient location near Cheadle Village, commuter links, and local amenities
- Convenient driveway
- Enclosed, low maintenance paved garden.



About this property

This versatile three-storey townhouse offers excellent potential and is located close to the heart of Cheadle Village, with easy access to local commuter links and amenities. The property has been well maintained over the years but would benefit from modernisation throughout, allowing buyers the opportunity to personalise the space to their own taste.

The ground floor features a welcoming hallway, an integral garage, and a practical utility area. On the first floor, you'll find a spacious living room, a generously sized kitchen-diner, and a family bathroom. The second floor boasts three good-sized bedrooms, ideal for families, professionals, or those working from home.

Offered with no vendor chain, this property presents an exciting opportunity to create a stylish and comfortable home in a highly sought-after location.





DIRECTIONS

SK8 2BG

COUNCIL TAX BAND

C

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 | | |
| 55-68 | D | 67 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

None

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

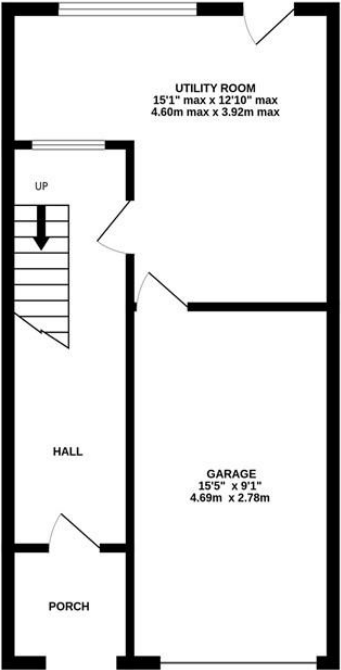
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

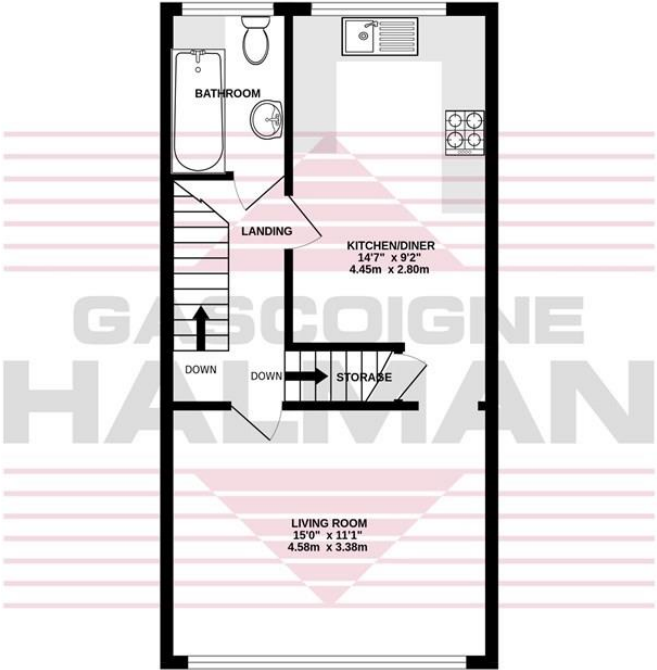
No

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.

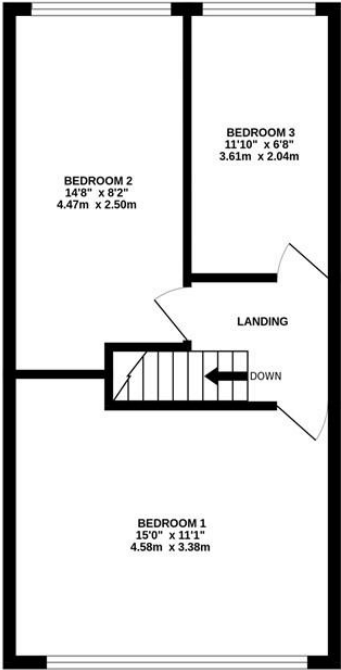
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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.
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