



**GASCOIGNE
HALMAN**

Kingsway, Cheadle
Asking Price £540,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented property, offered with no vendor chain, features bright reception rooms, a modern fitted kitchen, three well-proportioned bedrooms a small fourth bedroom/study, and a stylish bathroom. With a generous driveway, integral garage, and a private rear garden, it's perfectly positioned near reputable schools, motorway links, and Cheadle Village. Viewing is highly recommended!

Property details

- Four-bedroom detached home in a sought-after cul-de-sac location.
- Offered with no vendor chain for a stress-free purchase.
- Bright dining room with bay window and spacious living room with French patio doors.
- Modern fitted kitchen with integrated appliances and access to the integral garage.
- Integral garage features a retractable door, plumbing for utilities, and potential for conversion.
- Stylish family bathroom with bath and shower enclosure, plus a separate WC.
- Generous driveway providing ample off-road parking.
- Private, enclosed rear garden with lawn and paved patio areas.



About this property

Situated in a highly desirable cul-de-sac on the Kingsway slip road, with convenient access via Broadway, this well-presented four-bedroom detached property is offered with no vendor chain. Featuring an array of impressive highlights, this home is perfectly suited for family living.

The ground floor includes a welcoming entrance hallway with a handy under-stairs WC, a bright and spacious dining room with a bay window, and a separate living room with French patio doors opening onto the rear garden. The modern integrated kitchen is fitted with high-quality appliances, including a fridge and freezer, dishwasher, oven, and hob, with direct access to the integral garage. The garage features a retractable roller-style door, plumbing for utilities, and offers excellent potential for future conversion.

Upstairs, the property offers three generously proportioned bedrooms, a smaller fourth bedroom (with potential for extension over the hallway/garage space), a contemporary three-piece family bathroom with both a bath and shower enclosure, and an additional separate WC.

Externally, the home benefits from UPVC double-glazed windows and an intruder alarm system. The spacious driveway provides ample off-road parking and leads to side access to a large, private rear garden. The garden features a well-maintained lawn and paved patio areas, creating the perfect space for outdoor entertaining and relaxation.

Conveniently located close to reputable schools, excellent motorway links, and the vibrant Cheadle Village, this property offers the perfect blend of comfort and practicality. Viewing is highly recommended to truly appreciate everything this exceptional home has to offer.







DIRECTIONS

SK8 1LP

COUNCIL TAX BAND

E

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		
55-68	D	65 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

Copper wire

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

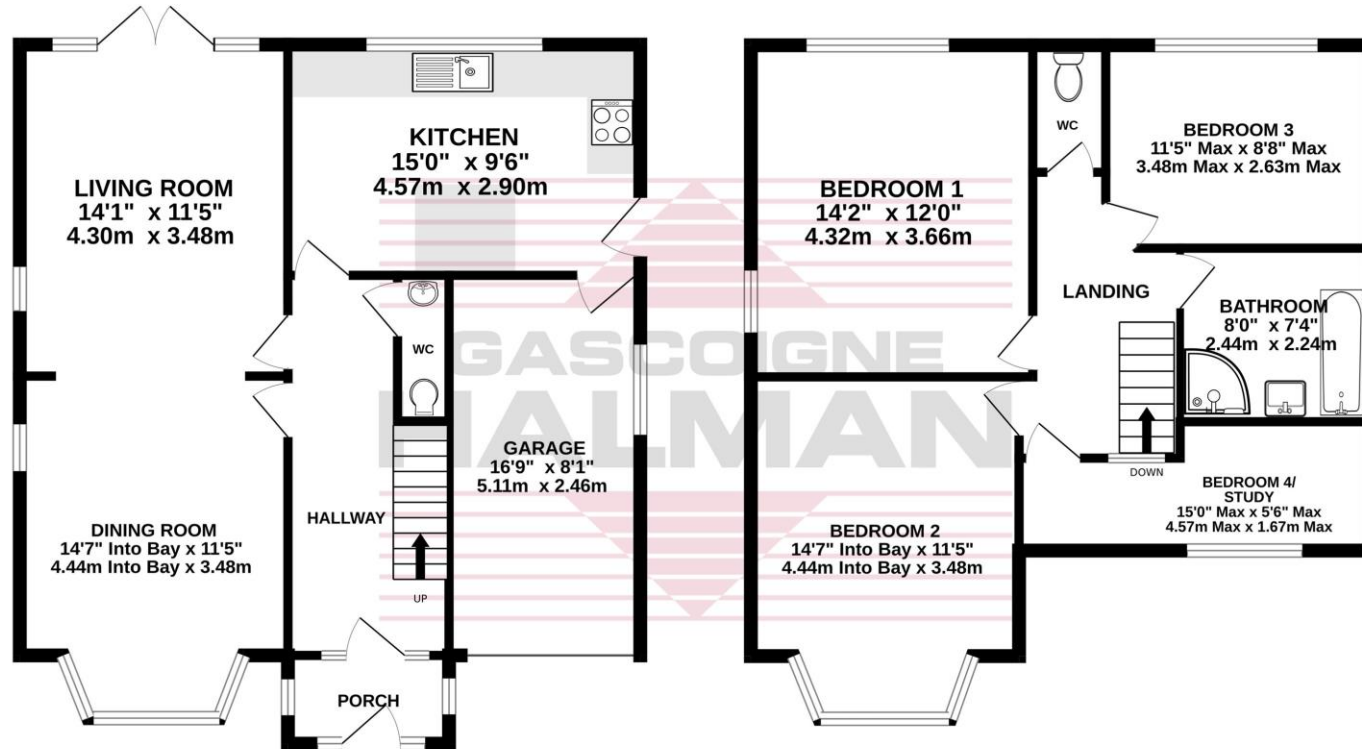
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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