



**GASCOIGNE  
HALMAN**

East Avenue, Heald Green  
**Offers Over  
£600,000.00**

THE AREA'S LEADING ESTATE AGENCY





This beautifully refurbished detached family home, offered with no vendor chain, boasts five double bedrooms, spacious living areas, a modern kitchen, and a large conservatory. Situated on a corner plot with dual driveways and a detached garage, it offers potential for further expansion with pre-approved plans. Conveniently located near amenities, schools, and transport links, early viewing is highly recommended.

## Property details

- Impressive detached family home, recently refurbished.
- Five double bedrooms, including one with en-suite.
- Spacious living areas with a modern kitchen and large conservatory.
- Corner garden plot with dual driveways and detached garage with utility room.
- Substantial loft room with roof windows and storage.
- Convenient location near amenities, schools, and transport links.
- Offered with no vendor chain, early viewing recommended.





## About this property

This impressive detached residence, recently remodelled and refurbished, is offered for sale with no vendor chain. Occupying a generous corner garden plot, the property benefits from dual driveways, a detached garage & utility room, and a well-designed layout that is sure to appeal to families.

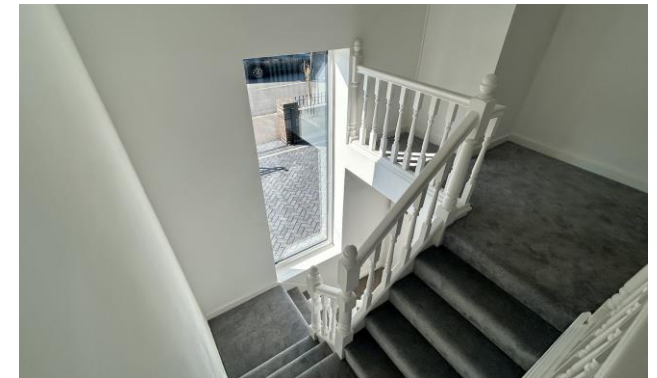
The accommodation is spacious and impeccably presented throughout, featuring neutral modern decor and renewed floor coverings. A large porch leads into an inviting entrance hallway, which includes a downstairs WC and convenient storage space. The ground floor offers a well-proportioned dining/family room with a dual aspect, enhanced by direct access to the garden. This room seamlessly connects to a stylish, refitted kitchen. To the rear, a generous conservatory overlooks the garden and provides internal access to a separate living room.

The first floor comprises five double bedrooms, including one with an en-suite shower room and WC. A family shower room with WC completes this level. From the wide landing, a drop-down ladder leads to a substantial loft room, featuring roof windows and eaves storage, providing additional versatile space.

Having undergone significant recent improvements, this property now presents as a substantial and attractive family home. Further potential is offered by a planning application in progress for a side extension, which has already received pre-approval from the council.

Conveniently located, the property is well-positioned for access to local amenities,























## DIRECTIONS

SK8 3BS

## 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		
69-80	C		80 C
55-68	D	64 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 cabinet

## 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

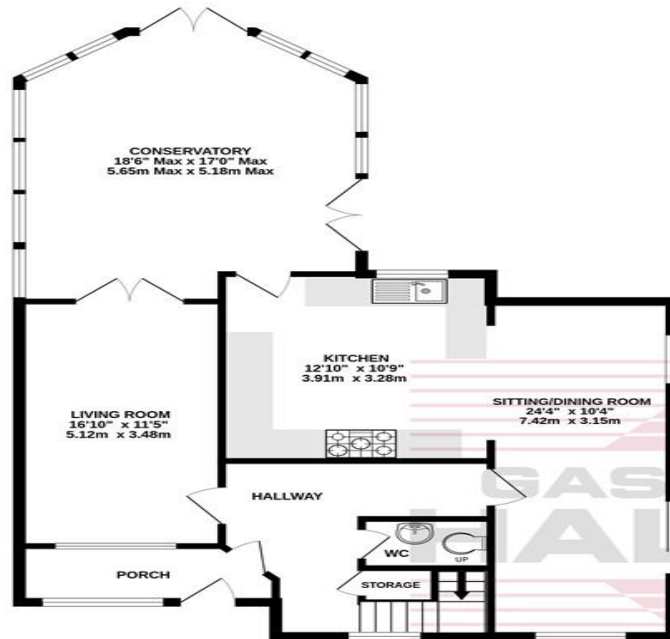
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

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.



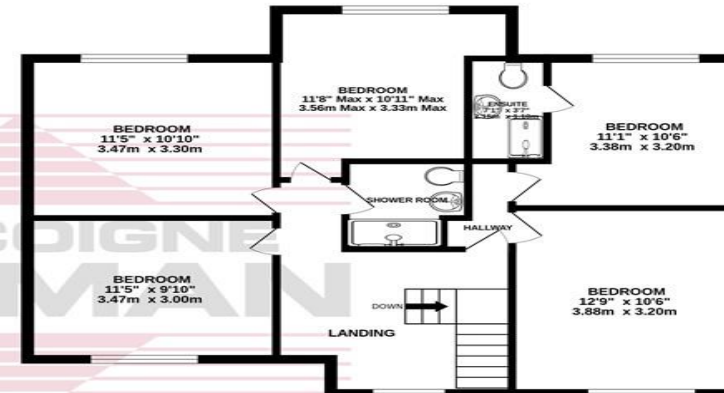
GROUND FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



GARAGE  
235 sq.ft. (21.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2268 sq.ft. (210.7 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.  
Made with Metrofix ©2025





THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 [cheadle@gascoignehalman.co.uk](mailto:cheadle@gascoignehalman.co.uk)  
91 High Street, Cheadle, Cheshire, SK8 1AA