



**GASCOIGNE
HALMAN**

Rosewood Gardens, Gatley, Stockport

Asking Price
£365,000.00

THE AREA'S LEADING ESTATE AGENCY



Offered with no chain, this three-bedroom end-mews home in sought-after Gatley features a modern kitchen, spacious living areas, en-suite master, garage, garden, and excellent access to local amenities. Early viewing recommended.

Property details

- Three bedrooms - including en-suite master.
- No onward chain - move in with ease.
- Spacious living - lounge/diner and charming conservatory.
- Modern kitchen - with integrated appliances
- Attached garage & driveway - practical and convenient.
- Deep footings on Garage to allow for double height side extension (subject to planning permission)
- Enclosed rear garden - perfect for families.



About this property

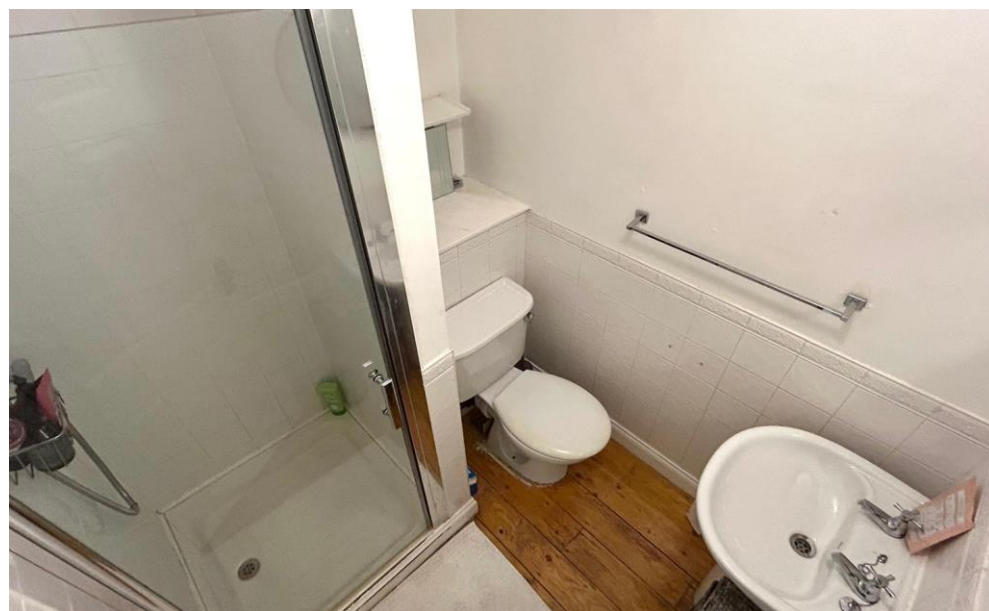
Offered for sale with no onward chain, this well-presented three-bedroom end-mews property boasts a practical attached garage and is situated within the sought-after residential area of Gatley. Ideally located, the property benefits from close proximity to Gatley village, the local train station, excellent motorway links, and the picturesque Gatley Carrs Nature Reserve, all within walking distance. This property represents an ideal family home, and early viewing is strongly recommended.

The accommodation is thoughtfully arranged and briefly comprises: an inviting porch, entrance hall, and a convenient under-stairs WC. The ground floor features a modern fitted kitchen with integrated appliances, a generously proportioned lounge/dining area, and a delightful conservatory overlooking the rear garden.

The first floor offers a spacious master bedroom complete with fitted wardrobes and an en-suite shower room, two additional well-sized bedrooms, and a contemporary three-piece family bathroom.

Further highlights include UPVC double glazing, gas central heating powered by a combi boiler, a driveway, enclosed garden and a versatile single garage with deep footings allowing for a possible 4th bedroom side extension above (subject to planning permission).

This property must be viewed to fully appreciate its appeal. Please contact us to register your interest today.





DIRECTIONS

SK8 4GR

COUNCIL TAX BAND

D

TENURE

Leasehold

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		85 B
69-80	C	74 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

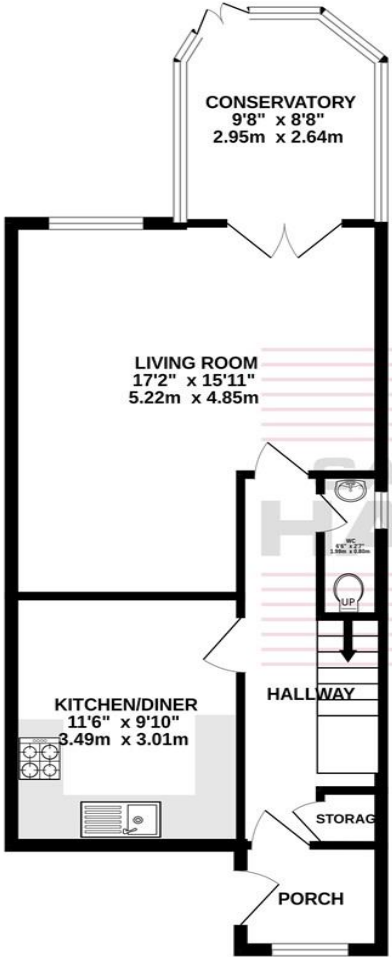
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

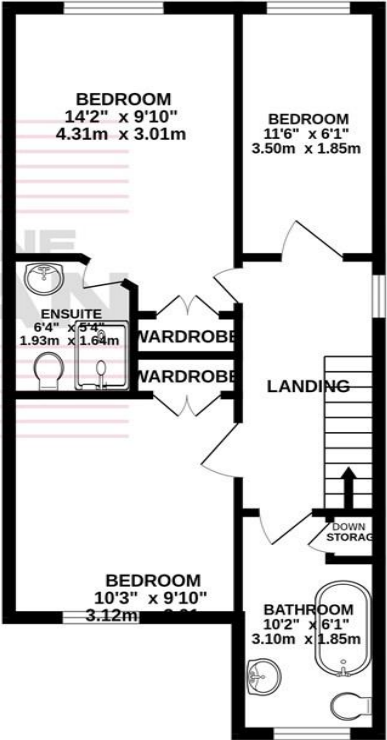
No

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
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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



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