



**GASCOIGNE
HALMAN**

Charnville Road, Gatley
Asking Price £375,000

THE AREA'S LEADING ESTATE AGENCY



This charming semi-detached home, backing onto Hollyhedge Park, offers fantastic potential for modernisation. With a spacious layout including a living room, dining room, conservatory, morning room, and kitchen, plus three bedrooms and a bathroom with separate WC, it's an excellent opportunity to create your dream home. Off-road parking, a detached garage, and a prime location close to Gatley village make this a must-see. No vendor chain - book your viewing today!

Property details

- No vendor chain - a fantastic opportunity!
- Three-bedroom semi-detached home in sought-after Gatley
- Backs onto Hollyhedge Park for a lovely natural backdrop.
- Spacious layout with living room, dining room & conservatory
- Morning room & kitchen - great potential for modernisation.
- Bathroom with separate WC for added convenience
- Off-road parking & detached garage for extra storage
- Prime location close to Gatley village & local amenities



About this property

Nestled in the sought-after area of Gatley, this handsome three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a property with potential. Requiring some modernisation throughout, the house presents a fantastic canvas to create a personalised family home.

The property is ideally located close to Gatley village, providing easy access to a range of local amenities, excellent transport links, and well-regarded schools. One of its standout features is its enviable position backing onto Hollyhedge Park, offering a pleasant backdrop and easy access to green spaces.

Internally, the accommodation comprises a welcoming entrance hall, a spacious living room, a separate dining room and conservatory overlooking the rear garden. Additionally, there is a morning room leading to the kitchen, providing a practical layout with great potential for improvement.

To the first floor, there are three well-proportioned bedrooms, a bathroom, and a separate WC. Externally, the property benefits from off-road parking, a useful detached garage, and a lawned rear garden.

Offered with no vendor chain, this home is an excellent opportunity for those looking to put their own stamp on a property in a highly desirable location. Early viewing is recommended.





DIRECTIONS

SK8 4HE

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		
69-80	C		80 C
55-68	D		
39-54	E	53 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

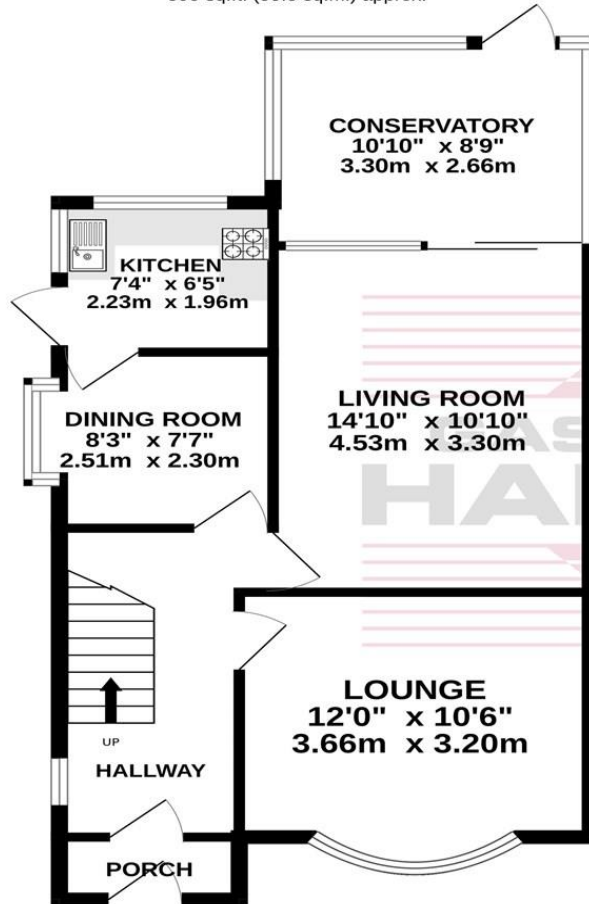
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

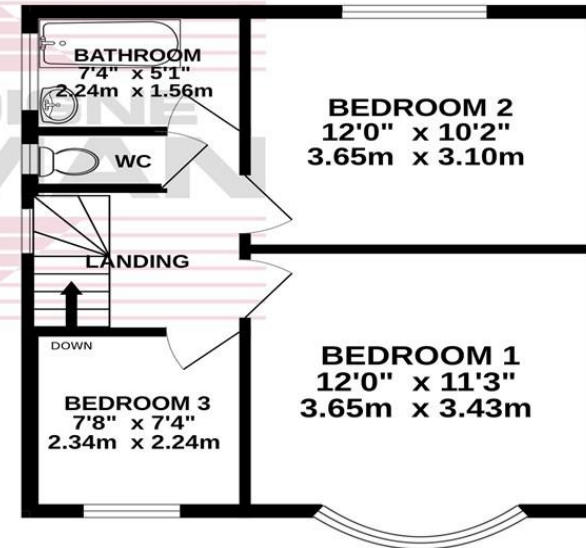
No

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
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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 Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA