



**GASCOIGNE  
HALMAN**

Bolshaw Road, Heald Green, Cheadle  
**£475,000**

THE AREA'S LEADING ESTATE AGENCY



This beautifully extended and meticulously presented three-bedroom semi-detached home in Heald Green is perfect for family living. The property boasts a bay-fronted living room, a separate dining room, a bright conservatory, and a modern fitted kitchen with a sociable central island. Additional ground floor features include a home office, a convenient downstairs WC, a pantry, and a storage area for enhanced practicality.

Upstairs, you'll find three well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the home offers a spacious driveway with an EV charging point and a generous rear garden, complete with a purpose-built garden room, perfect for work, relaxation, or entertaining.

## Property details

- Beautifully extended & high-spec three-bedroom semi-detached home
- Modern extended kitchen with central island & premium fittings
- Spacious bay-fronted living room with feature fireplace
- Separate dining room & glazed conservatory with bi-fold doors
- Practical office space, pantry & store/garage with electric roller door
- Three generous bedrooms, all with fitted wardrobes
- Stylish four-piece family bathroom with elegant tiling
- Large gated driveway with EV charging point
- Impeccably maintained rear garden with patio & lawn
- Purpose-built garden room with dedicated storage area



## About this property

This beautifully extended and immaculately presented three-bedroom semi-detached home in Heald Green is designed with families in mind. Finished to a high specification throughout, the property welcomes you with an enclosed porch and a bright, spacious hallway, complete with a convenient understairs WC.

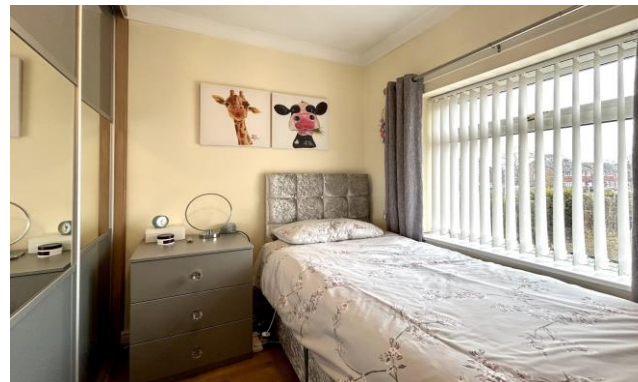
The bay-fronted living room, featuring a stylish fireplace, offers a spacious yet cozy retreat and flows seamlessly into the separate dining room and a generous glazed conservatory. The conservatory is enhanced by full-width bi-folding patio doors, creating a seamless transition to the garden. The modern, extended kitchen is a standout feature, boasting a sociable central island/breakfast bar and high-quality fittings, making it ideal for both cooking and entertaining. Additional ground-floor highlights include a dedicated office space, a practical pantry, and a useful store/garage area with an electric retracting roller door.

Upstairs, the first floor comprises three generously sized bedrooms, all with fitted wardrobes, and a beautifully tiled, well-appointed four-piece family bathroom.

Externally, the property benefits from a secure, gated block-paved driveway offering ample off-road parking for multiple vehicles, along with an EV charging point.

The impeccably maintained rear garden is a true highlight, featuring a spacious paved patio & lawn in addition to a superb purpose-built garden room that has been thoughtfully designed as a sociable space with a separate storage area. Offering ample room for outdoor activities and entertaining, this exceptional home is perfectly suited to modern family living.









## DIRECTIONS

SK8 3PD

## 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		81 B
69-80	C	69 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

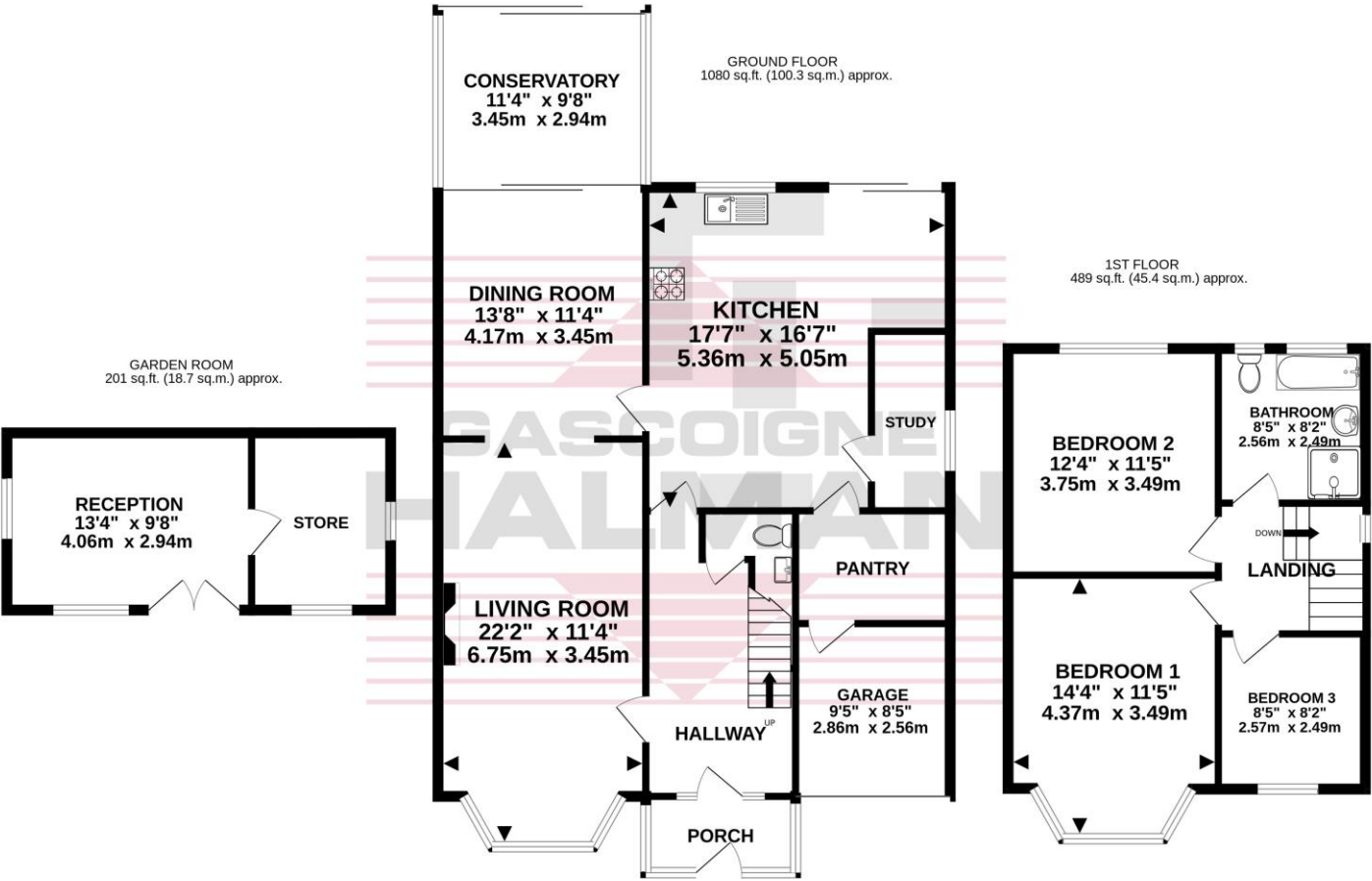
## SOURCES OF FLOODING

None

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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.  
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