



**GASCOIGNE
HALMAN**

Grasmere Road, Gatley, Stockport
£450,000.00

THE AREA'S LEADING ESTATE AGENCY



A charming detached home offering spacious accommodation in a sought-after location near Gatley. Set on a generous plot with mature gardens, it features a modern kitchen, conservatory, living & dining rooms, three well-sized bedrooms - including a master with en-suite and a stylish family bathroom. With ample parking, a garage, and a mature rear garden, this home perfectly blends comfort and convenience.

Property details

- Beautifully maintained & stylishly enhanced detached home
- Sought-after location near Gatley.
- No vendor chain.
- Spacious living areas with a modern kitchen & charming conservatory
- Bright lounge with fireplace & sliding patio doors to the garden.
- Three well-sized bedrooms, including a master with en-suite shower.
- Ample off-road parking plus a garage with utility space.
- Mature, well tended rear garden.



About this property

Beautifully presented and tastefully enhanced, this attractive detached home offers spacious and stylish accommodation throughout. Ideally positioned in a sought-after location near Gatley and well-regarded local schools, the property is set on a lovely plot with mature gardens that flourish beautifully in the spring.

The inviting interior begins with a welcoming entrance porch and hallway, complete with a convenient downstairs WC. To the left, a contemporary refitted kitchen, featuring integrated appliances and a dining area, flows seamlessly into a delightful conservatory, which in turn provides access to the garage, equipped with plumbing for utilities.

At the rear of the home, the living room boasts a central fireplace and sliding patio doors that open onto the lovely garden, creating a bright and airy space. An open aspect leads into the dining room, further enhancing the sense of space.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a spacious master suite with fitted wardrobes and a convenient en-suite shower. A stylish three-piece family bathroom serves the remaining bedrooms.

Externally, the property offers ample off-road parking leading to the garage. The front garden is adorned with a magnificent magnolia tree, while the secluded rear garden provides a peaceful retreat, featuring patio areas, a lawn, and vibrant borders filled with an array of plants and trees.

Viewings come highly recommended. Call to register your interest today.









DIRECTIONS

SK8 4RS

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		85 B
69-80	C	75 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

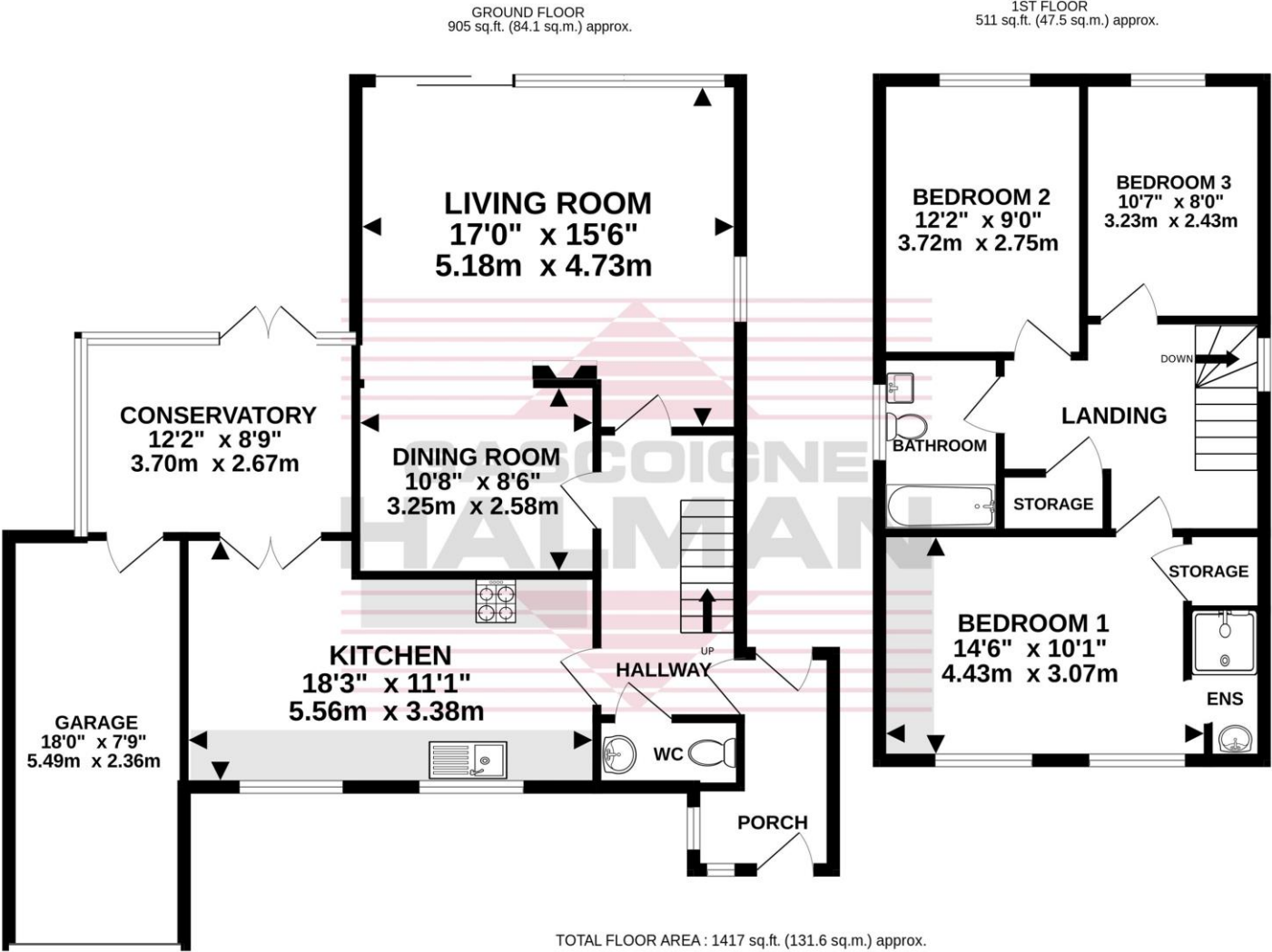
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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