



**GASCOIGNE
HALMAN**

Rose Vale, Heald Green, Stockport
Asking Price £595,000

THE AREA'S LEADING ESTATE AGENCY



A spacious and versatile detached bungalow set on a generous plot at the top of a quiet cul-de-sac, offering development potential, and investment appeal. With previous planning approval for a first-floor extension, the home provides flexible living arrangements with up to five bedrooms. The garden plot, heated swimming pool, and ample storage - including a detached double garage - enhance its appeal. Conveniently located near Manchester Airport and Wythenshawe Hospital, it also presents an excellent buy-to-let or Airbnb opportunity.

Property details

- Spacious detached bungalow in a quiet cul-de-sac location
- Generous plot with scope for further development (STPP)
- Previously approved planning for a first-floor extension with four en-suite bedrooms
- Flexible single-level layout - up to five bedrooms or additional living space
- Heated swimming pool and large lawned garden for outdoor enjoyment
- Private driveway, detached double garage, and integral single garage.
- Ideal for families, investors, or Airbnb with strong rental potential
- A rare opportunity in a sought-after area - viewing highly recommended!



About this property

Positioned at the top of a quiet cul-de-sac, is this substantially extended detached bungalow set on a generous plot, offering privacy, space, and exciting development potential. With direct access to the expansive Rose Vale Park, this home enjoys a peaceful yet well-connected location.

Previously granted planning permission for a first-floor extension with four en-suite bedrooms, the property still offers scope for further development (subject to approval). The versatile single-level layout allows for up to five bedrooms or additional living space, catering to a range of lifestyle needs.

Outside, the front features a landscaped garden and private driveway, while the rear boasts a heated swimming pool, a spacious patio, and an extensive lawned garden - ideal for relaxation and entertaining. Storage is ample, with both an integral single garage and a detached double garage, offering further potential for conversion or workspace.

Its prime location near Prospect Vale Primary School, Manchester Airport and Wythenshawe Hospital also makes this an excellent buy-to-let or Airbnb opportunity, benefiting from strong rental demand.

With its spacious plot, adaptable layout, and investment appeal, this bungalow is a rare find in a sought-after location. Viewing is highly recommended to appreciate its full potential.







DIRECTIONS

SK8 3RN

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

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

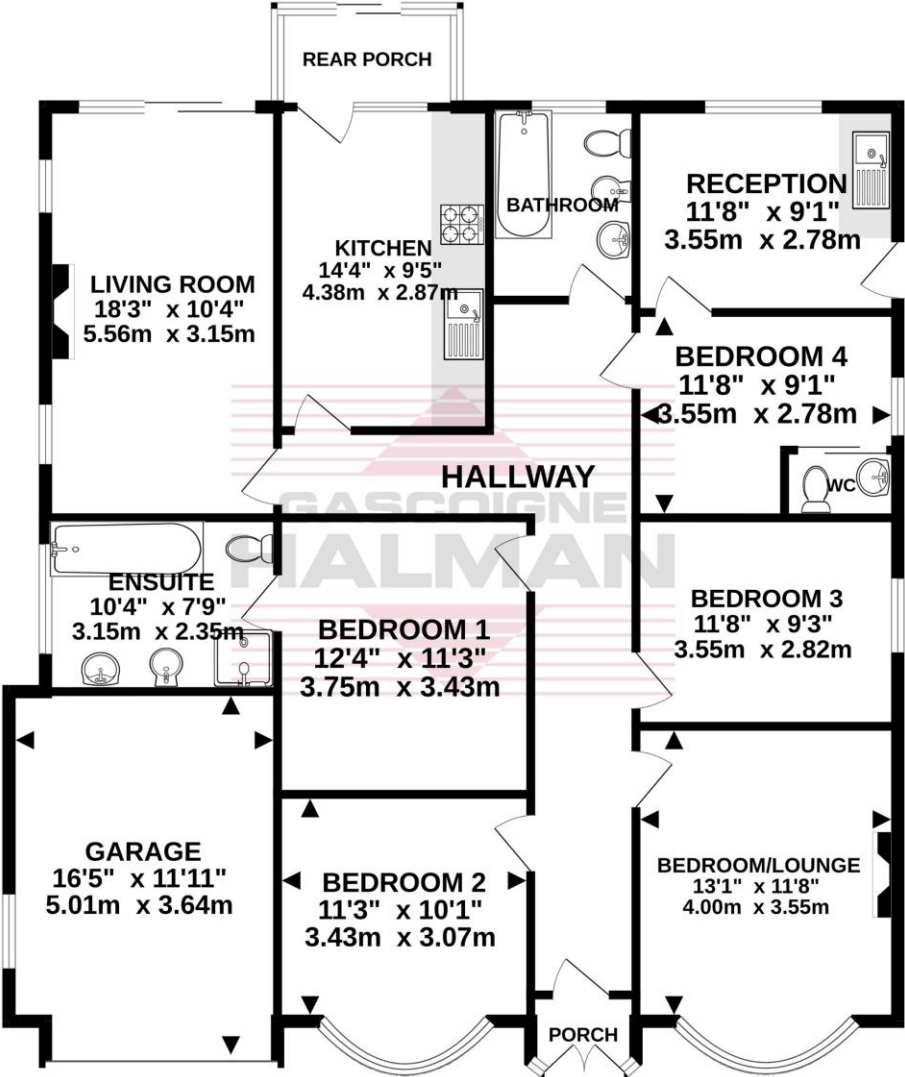
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR



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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