



**GASCOIGNE
HALMAN**

Cartmel Close, Gatley
Offers Over £392,000

THE AREA'S LEADING ESTATE AGENCY



This beautifully renovated three-bedroom semi-detached home in the sought-after Lakes Estate offers modern living near Gatley Village and key transport links. Featuring a bright living area, stylish kitchen, spacious bedrooms, and a private garden, it also includes a garage and a newly landscaped driveway. A perfect family home, schedule a viewing today!

Property details

- Stylish three-bed semi in sought-after Lakes Estate
- Modern interiors with high-end finishes
- Bright living space with garden access
- Sleek kitchen with integrated appliances
- Three spacious bedrooms with contemporary décor
- Large private garden plus garage
- Perfect family home - view today!



About this property

Situated in the highly desirable Lakes Estate, this exceptional three-bedroom semi-detached property has been beautifully modernised to offer stylish and comfortable living. Conveniently positioned within a cul-de-sac and located near Gatley Village, local amenities, a train station, and major motorway links, it provides the perfect balance of tranquility and accessibility.

Upon entering, a welcoming porch leads into a spacious main living area, featuring ample natural light and patio doors that open onto the rear garden. The contemporary, fully renovated kitchen is fitted with high-quality integrated appliances and seamlessly connects to a separate dining area, which can also serve as a versatile second reception room.

Upstairs, three well-proportioned bedrooms boast modern finishes throughout, accompanied by a recently updated family bathroom.

The rear of the property showcases a well-maintained expansive garden with lush greenery and a generous garage, ideal for storage & great potential for future conversion. At the front, a landscaped driveway offers parking space and convenient access to the garage.

This stunning home is perfect for families and ready to move into. Contact us today to arrange a viewing!









DIRECTIONS

SK8 4QP

COUNCIL TAX BAND

D

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		82 B
69-80	C		
55-68	D	62 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?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

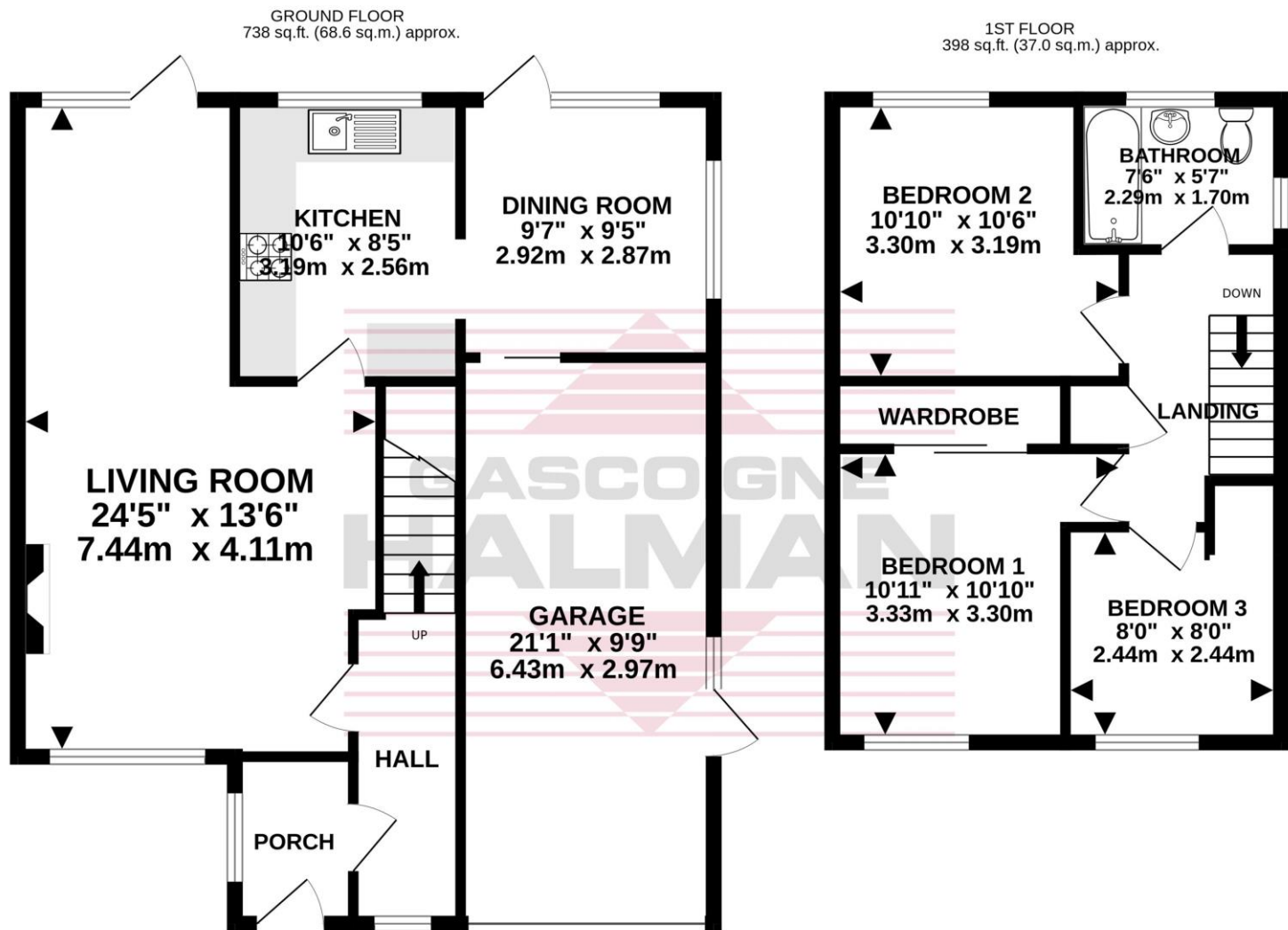
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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