



**GASCOIGNE
HALMAN**

Ash Grove, Heald Green, Stockport
£435,000.00

THE AREA'S LEADING ESTATE AGENCY



Located in the sought-after area of Heald Green and offered with NO VENDOR CHAIN is this well-appointed two-bedroom detached bungalow. The property features a generous living room, two double bedrooms, and a modern kitchen with a semi-open dining area, plus a pantry, rear porch and integral garage. Externally, a low-maintenance private garden offers a peaceful retreat, while a resin-print driveway provides ample parking.

Property details

- Spacious & well-appointed two-bedroom detached bungalow
- Ideal for downsizers seeking comfort & convenience
- Generous living room & modern kitchen with semi-open dining area
- Two double bedrooms plus pantry, utility room & integrated garage
- Low-maintenance private garden & perfect for relaxing
- Resin-print driveway with ample off-road parking
- Sought-after Heald Green location on a pleasant road
- No onward chain & early viewing recommended!



About this property

Situated in the desirable area of Heald Green, this beautifully appointed two-bedroom detached bungalow is ideal for those looking to downsize without compromising on space or convenience. Thoughtfully designed, the property offers a well-proportioned layout, including a welcoming entrance hall, a generous living room and two spacious double bedrooms. The modern kitchen enjoys a semi-open aspect to the dining area, creating a sociable yet practical space, complemented by a useful pantry and rear porch area.

Externally, the bungalow sits on a pleasant road and features a low-maintenance private rear garden, perfect for relaxing outdoors. A generous resin-print driveway provides ample off-road parking, while the integrated garage offers an electric retracting door, additional storage or conversion potential.

Offered with no onward chain, this home is an excellent opportunity for those seeking a comfortable and manageable property in a well-connected location. Early viewing is highly recommended.





DIRECTIONS

SK8 3JA

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

TBC

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

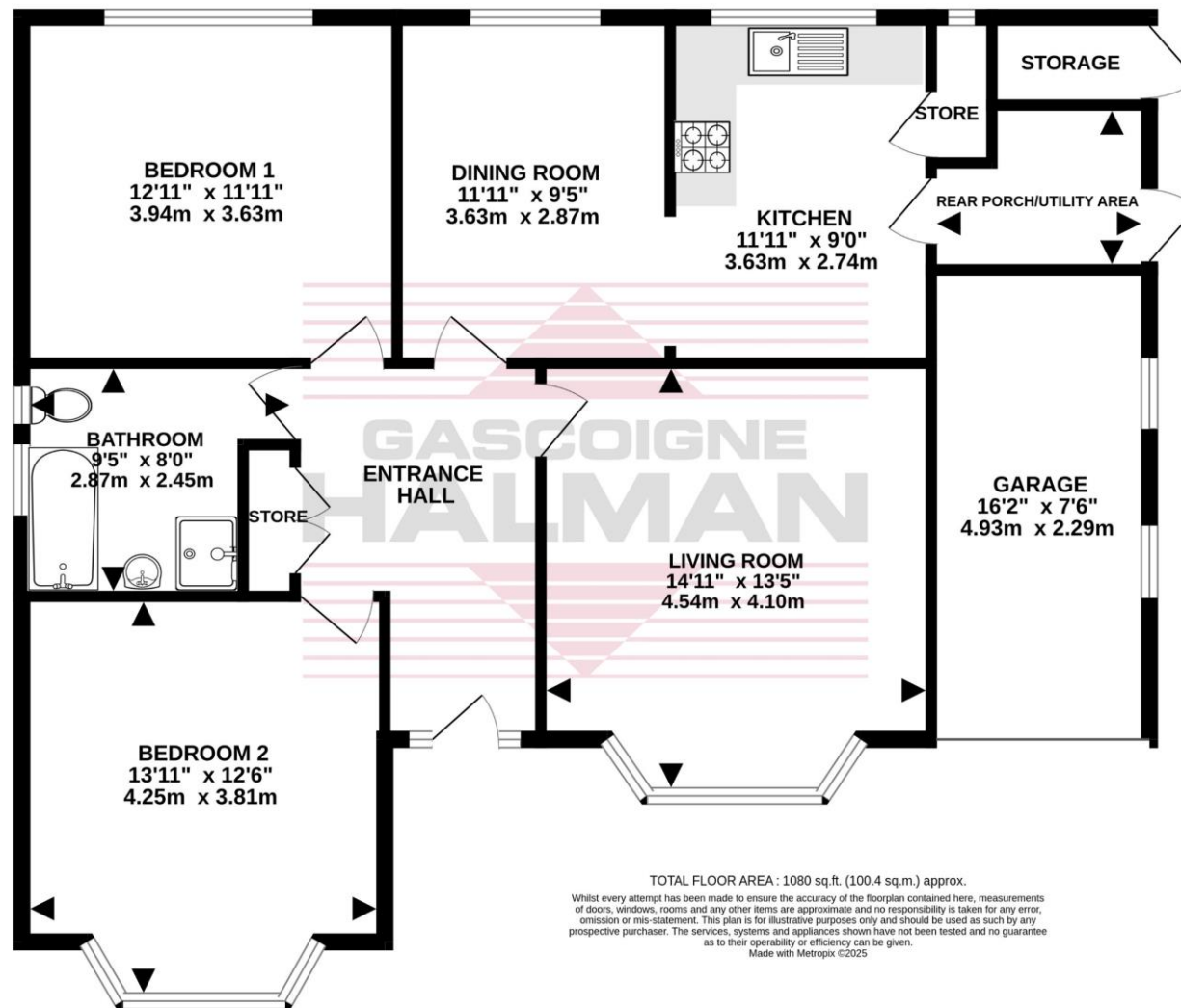
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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 1080 sq.ft. (100.4 sq.m.) approx.





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