



**GASCOIGNE
HALMAN**

Nansen Road, Gatley, Stockport
Offers in Region of £700,000

THE AREA'S LEADING ESTATE AGENCY



A Handsome Period Detached Home In Need Of Renovation
With Exceptional Potential - No Chain.

Located on a sought-after road in Gatley, this handsome detached home offers fantastic renovation potential. Extended on the ground floor, it features two reception rooms, a kitchen, utility, and a versatile extension with a dining room, drawing room, home office, and bathroom. Upstairs, four bedrooms and two bathrooms provide ample space. Outside, there's a driveway for two cars, lawned gardens, and a useful

Property details

- Huge potential to renovate and offered with no onward chain
- Handsome period detached home on a sought-after road in Gatley
- Significantly extended ground floor offering versatile living space
- Two reception rooms plus a separate kitchen and utility
- Additional extension with dining room, drawing room, home office & bathroom
- Four well-proportioned bedrooms and two further bathrooms upstairs
- Established lawned gardens plus a useful external store/garage
- Paved driveway with parking for two vehicles



About this property

Nestled on a sought-after residential road in Gatley, this impressive period detached property offers a rare opportunity for discerning buyers. Significantly extended to the ground floor, the home boasts a wealth of space and versatility, making it an exciting prospect for those looking to update and renovate to their own taste.

Upon entering, you are welcomed by an entrance hall leading to two bay-fronted reception rooms. A separate kitchen and utility area provide further practicality, while the extension - accessed via the living room - adds three additional rooms, currently configured as a dining room, drawing room, and home office, these areas are serviced by a family bathroom.

The first floor features four well-proportioned bedrooms, complemented by two additional bathrooms, ensuring ample space for family living.

Externally, the property benefits from two driveways (one to the front and the other accessed from the side and is surrounded by established lawned gardens. A useful external store/garage completes the offering.

With no onward chain, this charming home presents a fantastic opportunity for a buyer with vision to create a truly stunning residence. Early viewing is highly recommended.







DIRECTIONS

SK8 4JL

COUNCIL TAX BAND

F

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		
69-80	C		
55-68	D		64 D
39-54	E	43 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

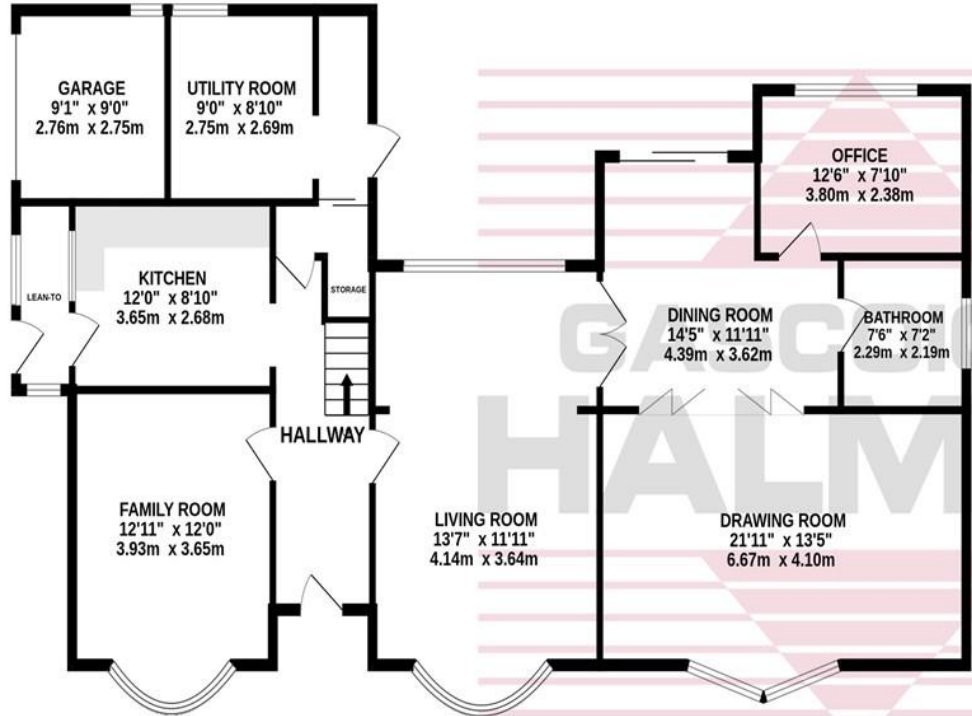
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

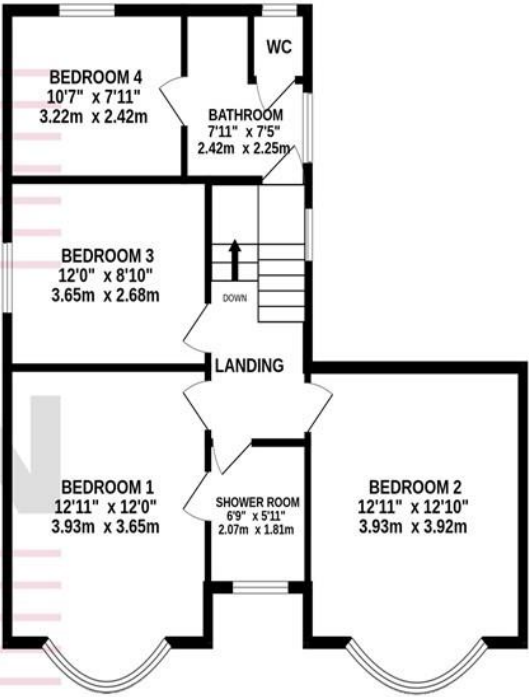
No

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GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 2140 sq.ft. (198.8 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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