



**GASCOIGNE  
HALMAN**

Marchbank Drive, Cheadle  
Offers over £650,000

THE AREA'S LEADING ESTATE AGENCY





This beautifully presented detached home offers four bedrooms, two modern bathrooms, and a versatile layout ideal for families. Set in a popular residential location, it features two reception rooms, a bright conservatory overlooking a south facing garden, and a contemporary open-plan kitchen with a dining area and separate utility room. Additional highlights include a double garage, off-street parking, EPC rating C, and council tax band G. With easy access to transport, local amenities, and schools, this immaculate property perfectly combines comfort, space, and convenience' an ideal home not to be missed.

## Property details

- Immaculately presented detached home in a popular residential location.
- Four generous bedrooms and two stylish bathrooms ideal for families or guests.
- Two versatile reception rooms plus a bright conservatory overlooking the garden.
- Modern open-plan kitchen with built-in pantries and sunlit dining area.
- Spacious utility room for added convenience and functionality.
- Beautifully maintained rear garden, perfect for relaxing or entertaining.
- Double garage and ample off-street parking for practicality and ease.
- Excellent location with great transport links, amenities, and nearby schools.





## About this property

A beautifully presented detached home, set in a sought-after residential area. Ideally suited for families, the property offers a generous layout, thoughtfully designed for modern living.

Inside, the home features four bedrooms, a master bedroom with en-suite & separate contemporary bathroom, offering comfort and flexibility for growing families. Two elegant reception rooms provide versatile space for both relaxation and entertaining, while a stunning conservatory overlooks the south facing garden.

At the heart of the home is a stylish fitted kitchen, complete with modern appliances, and features an open-aspect to a bright dining area. A separate utility room & downstairs WC adds convenience and practicality to everyday life.

Externally, the property benefits from a spacious integral double garage and ample off-street parking. The private rear garden is well-maintained and perfect for children to play whilst enjoying the tranquility of the surroundings. Viewings come highly recommended.

















**DIRECTIONS**  
SK8 1QY

**COUNCIL TAX BAND**  
C

**TENURE**  
Leasehold

**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		81 B
69-80	C	69 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

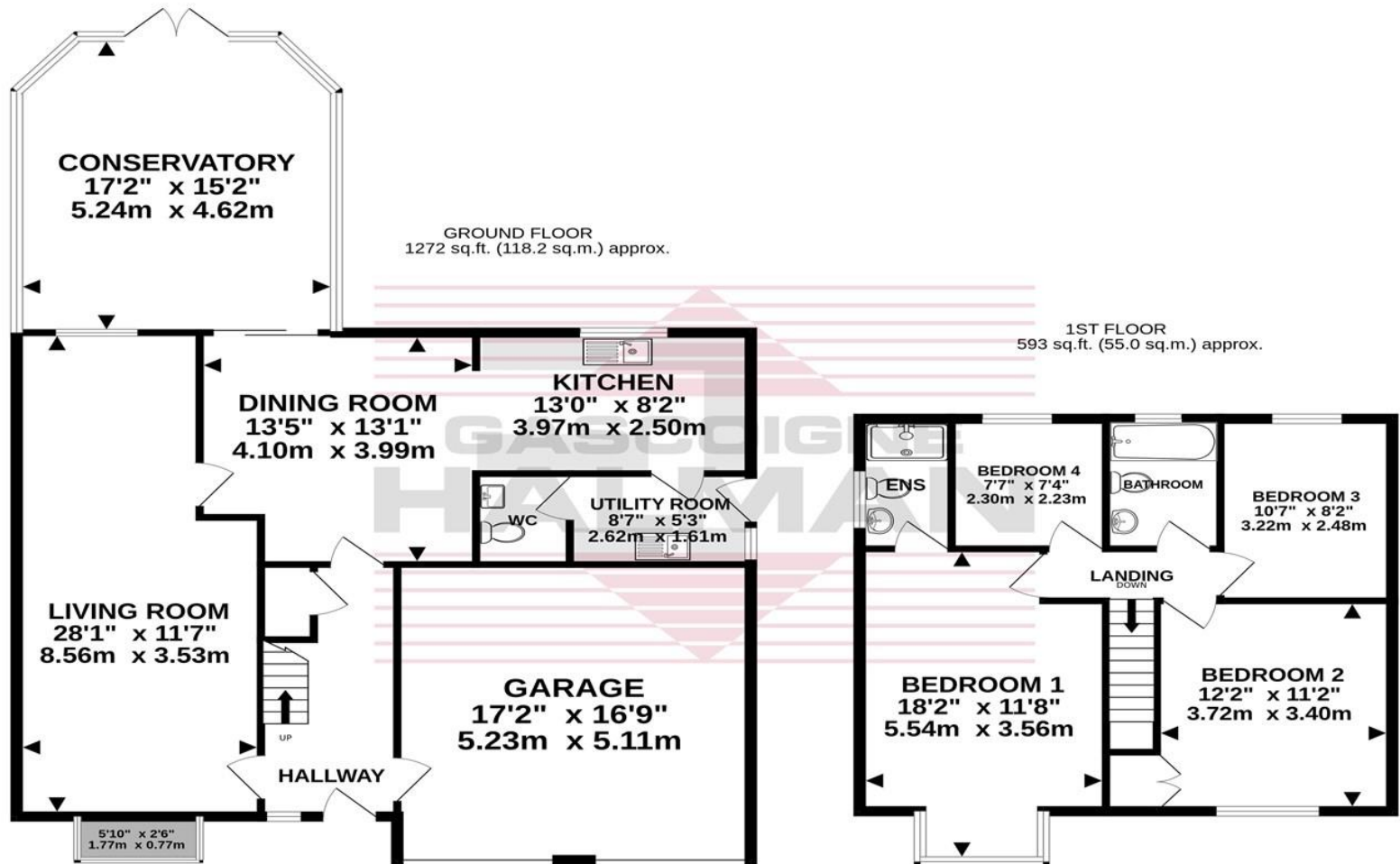
**THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**  
No

**SOURCES OF FLOODING**  
None

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**  
No

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TOTAL FLOOR AREA : 1865 sq.ft. (173.2 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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