



**GASCOIGNE  
HALMAN**

Moseley Grange, Moseley Road, Cheadle Hulme,  
**Offers Over £179,950.00**

THE AREA'S LEADING ESTATE AGENCY





This well-presented and spacious first-floor apartment is located in the popular Moseley Grange Development, ideally positioned between Cheadle Hulme and Cheadle Village with excellent transport links, including nearby rail and road access to Manchester and the airport. Recently redecorated, the property features a bright living room overlooking communal gardens, a modern kitchen, two bedrooms with built-in storage, and a separate bathroom and WC. Residents benefit from landscaped communal gardens and unreserved permit

## Property details

- Stylish and spacious first-floor apartment in the popular Moseley Grange Development
- Prime location between Cheadle Hulme and Cheadle Village with excellent local amenities
- Recently redecorated and ready to move into - No vendor chain
- Bright and airy living room with views over communal gardens
- Modern, well-equipped kitchen.
- Two bedrooms with built-in storage for added convenience
- Immaculate communal gardens and residents-only permit parking





## About this property

Offered for sale with No Vendor Chain is this neatly presented and generously proportioned first-floor apartment, ideally located within the popular Moseley Grange Development. Perfectly positioned between Cheadle Hulme and Cheadle Village, the property enjoys convenient access to a wide range of amenities, transport links, and green spaces - all within walking distance.

Recently redecorated throughout, this stylish apartment is truly move-in ready. The accommodation begins with an entrance hallway featuring a brand-new front door and excellent built-in storage, leading into a spacious and bright living room with electric fireplace & surround. A large window overlooks the well-maintained communal gardens, while there is ample space for both lounge furniture and a dining table.

The updated kitchen is fitted with a range of base and wall units, offering plenty of storage and workspace, along with room for a small dining table or breakfast bar.

There are two well-sized bedrooms, each with built-in storage cupboards, adding further practicality to the home. The layout is completed by a separate bathroom and WC.

Externally, residents enjoy access to beautifully kept communal gardens with manicured flowerbeds and lawned areas. Parking is available on an unreserved residents-only permit basis, with additional guest permits also available.







## DIRECTIONS

SK8 5EZ

## COUNCIL TAX BAND

B

## 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             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## 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?

Yes

## SOURCES OF FLOODING

Ask Agent

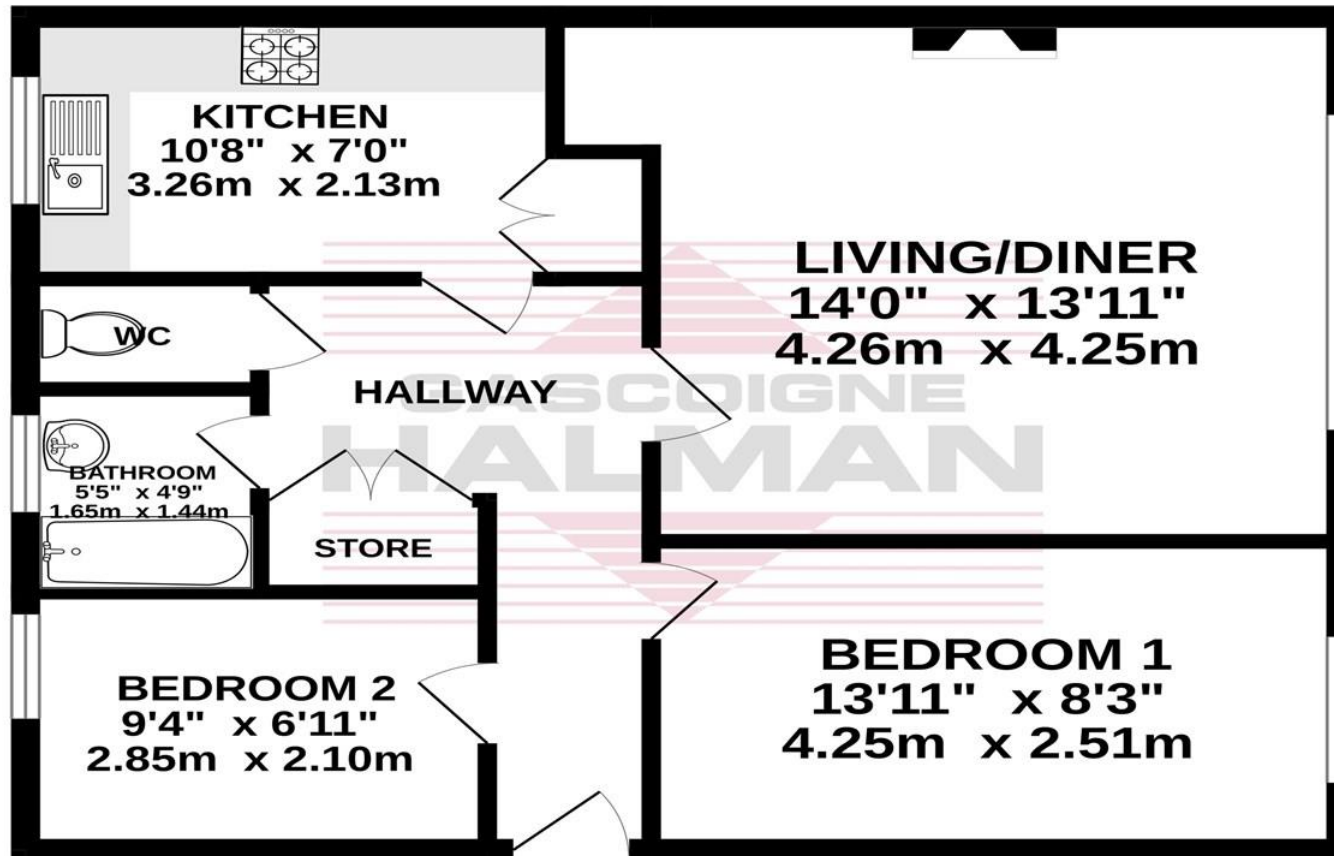
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## First Floor

589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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