



**GASCOIGNE
HALMAN**

Lorna Grove, Gatley, Stockport
Asking Price £425,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully extended three-bedroom semi-detached home is perfectly located in a sought-after area, within walking distance of Gatley Train Station, local schools, and the village centre. Ideal for family living, it offers two spacious reception rooms, a modern kitchen/diner, utility room, a downstairs shower room, family bathroom, and three well-sized bedrooms. With a generous driveway and a charming rear garden, this move-in-ready home combines space, style, and convenience in one fantastic package.

Property details

- Beautifully extended three-bedroom semi-detached family home
- Prime location near Gatley Train Station, schools & town centre
- Two spacious reception rooms, perfect for family living & entertaining
- Stylish, light-filled kitchen/diner with separate utility room
- Modern downstairs shower room and additional family bathroom upstairs
- Three well-proportioned bedrooms, including two generous doubles
- Large driveway with parking for multiple vehicles
- Low-maintenance rear garden with paved and astro-turfed areas



About this property

Welcome to this beautifully presented and thoughtfully extended three-bedroom semi-detached home, perfectly positioned in a highly sought-after residential area. Ideal for families, it's located within the catchment for well-regarded local schools and just a short walk to Gatley Train Station, as well as the picturesque Gatley Carrs nature reserve of which this property overlooks to the rear.

Step inside to discover spacious and versatile living across two floors. The ground floor begins with a welcoming entrance hallway, leading to a cosy bay-fronted sitting room - perfect for relaxing evenings. A separate 20ft lounge offers additional space for entertaining or family time. At the heart of the home is a bright and stylish kitchen/dining room, thoughtfully designed with both form and function in mind, complemented by a handy utility room. This level also benefits from a modern downstairs shower room with WC, and wash basin, plus a convenient cloakroom.

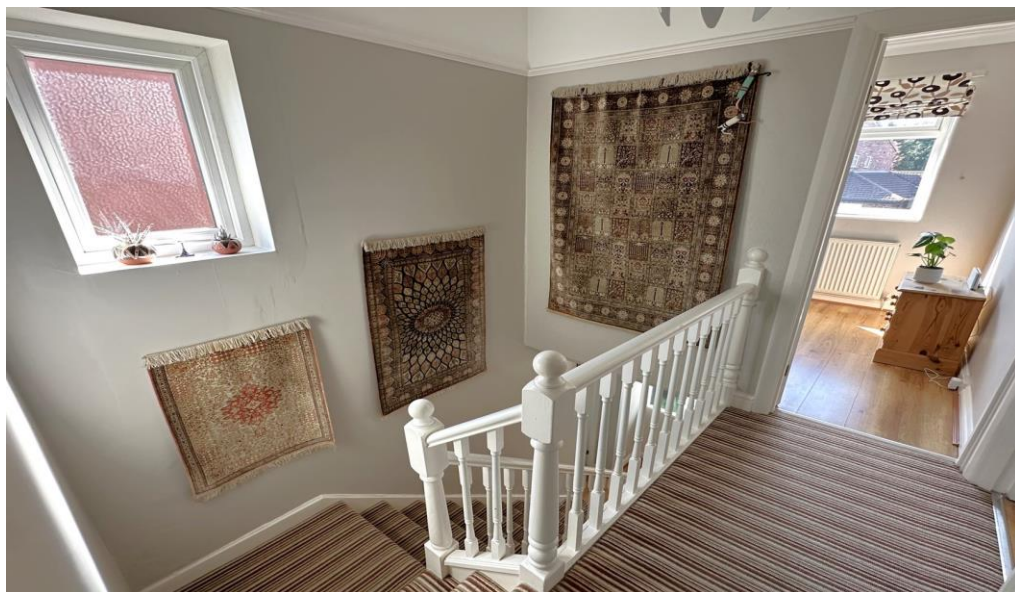
Upstairs, you'll find three well-proportioned bedrooms - two generous doubles and a comfortable single - along with a sleek, modern family bathroom.

Additional features include gas central heating, UPVC double glazing throughout, and a spacious driveway providing off-road parking for multiple vehicles. To the rear, a low-maintenance garden with a mix of paving and artificial turf creates a perfect outdoor space for play, entertaining, or simply unwinding.

This is a wonderful opportunity for families or anyone seeking stylish, spacious living in a friendly and convenient residential area.











DIRECTIONS

SK8 4EB

COUNCIL TAX BAND

C

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		84 B
69-80	C	71 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

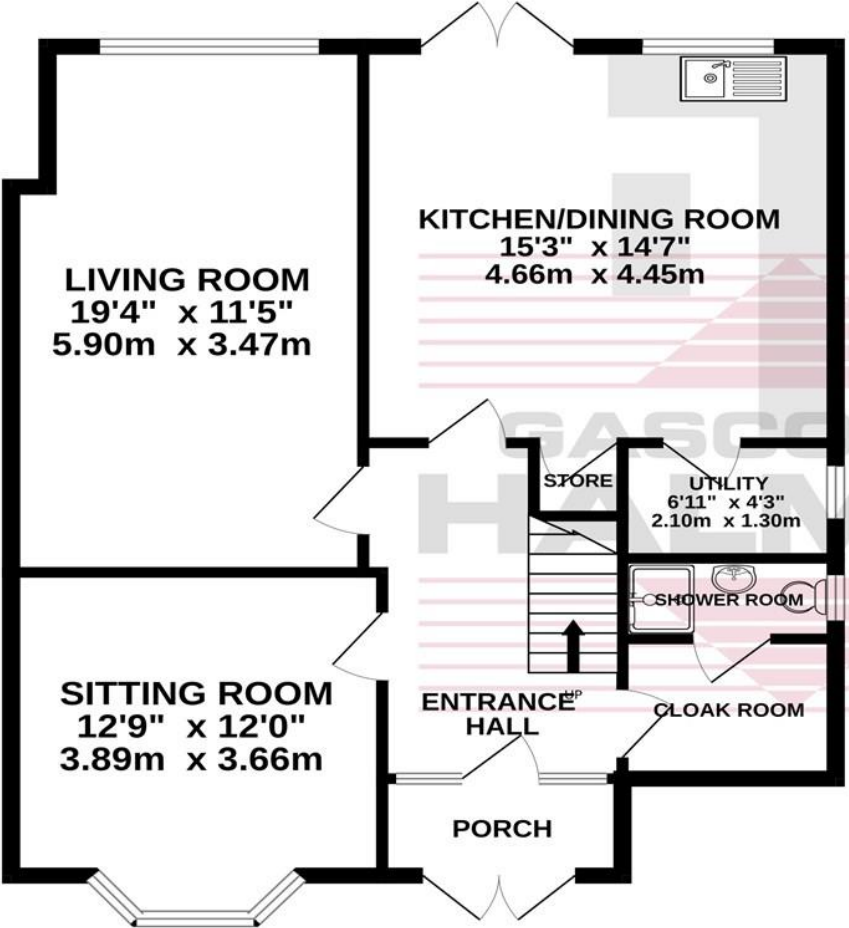
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

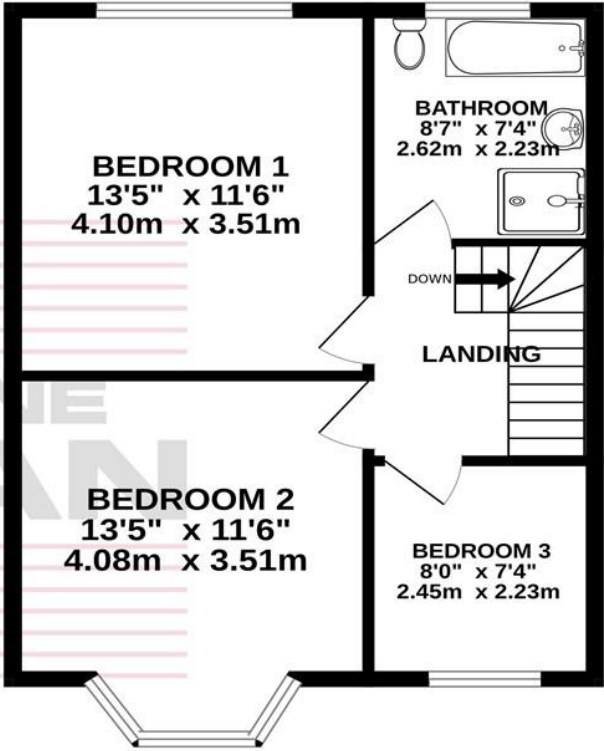
No

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GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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