



**GASCOIGNE  
HALMAN**

Hawthorn Road, Gatley, Stockport  
Asking Price £400,000.00

THE AREA'S LEADING ESTATE AGENCY







This beautifully presented three-bedroom semi-detached home in the heart of Gatley is ideal for young professionals and families, offering a perfect blend of character and modern living. Just a short walk from the village, train station, and excellent local schools, the property features a stylish living room with log-burning stove, a sociable open-plan kitchen/dining area, two spacious double bedrooms, a versatile third bedroom/home office, and a sleek shower room. Outside, enjoy a generous driveway and a stunning mature garden with raised deck and patio-perfect for relaxing or entertaining.

## Property details

- Immaculate three-bedroom semi-detached home in sought-after Gatley location
- Walking distance to Gatley village, train station & excellent local schools
- Stylish living room with exposed brick chimney & log-burning stove
- Open-plan kitchen/dining area with patio doors to the rear garden
- Two generous double bedrooms plus versatile third bedroom/home office
- Contemporary shower room with double enclosure & vanity sink unit
- Large concrete-printed driveway offering ample off-road parking
- Beautifully landscaped rear garden with raised deck & patio area - ideal for entertaining



## About this property

Presented to the highest standard throughout, this stunning three-bedroom semi-detached home blends period charm with contemporary style, ideal for young professionals and growing families alike. Situated just a short distance from Gatley Village, the train station, and popular local schools, this home offers both convenience and community.

From the moment you step inside, you're greeted by a bright and welcoming entrance hall, complete with a striking front door, unique port hole side window, and beautiful solid wood flooring. A handy under-stairs WC adds a touch of practicality to this stylish space.

The living room is full of character, boasting an exposed brick chimney breast with oak mantle and a cozy inset log-burning stove - perfect for relaxing evenings in. The square bay window with charming stained-glass details floods the room with natural light, while the solid wooden floor adds warmth and elegance.

To the rear, a well-equipped kitchen opens into a sociable dining area, creating the perfect hub for entertaining and family meals. The dining room also features an exposed brick chimney breast and patio doors that lead out to the beautifully landscaped garden.

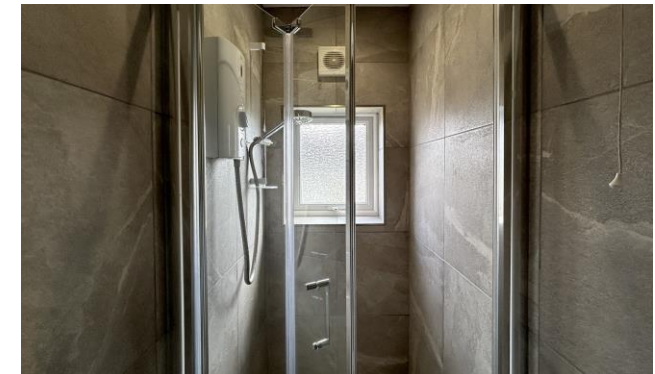
Upstairs, you'll find two generously sized double bedrooms, both with attractive chimney features, and a third single bedroom currently used as a home office - perfect for remote work or study. The stylish family shower room is thoughtfully designed with a vanity sink unit and an additional shower enclosure, ideal for busy households.

Externally, the home continues to impress with a large concrete-printed driveway providing off-road parking for multiple vehicles. To the rear, the mature garden is a private space to relax, featuring well-stocked borders, enclosed fencing, and a sociable raised deck patio area - perfect for summer gatherings.

This is a truly delightful home in a sought-after location - early viewing is highly recommended.

















## DIRECTIONS

SK8 4LX

## 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		
55-68	D	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

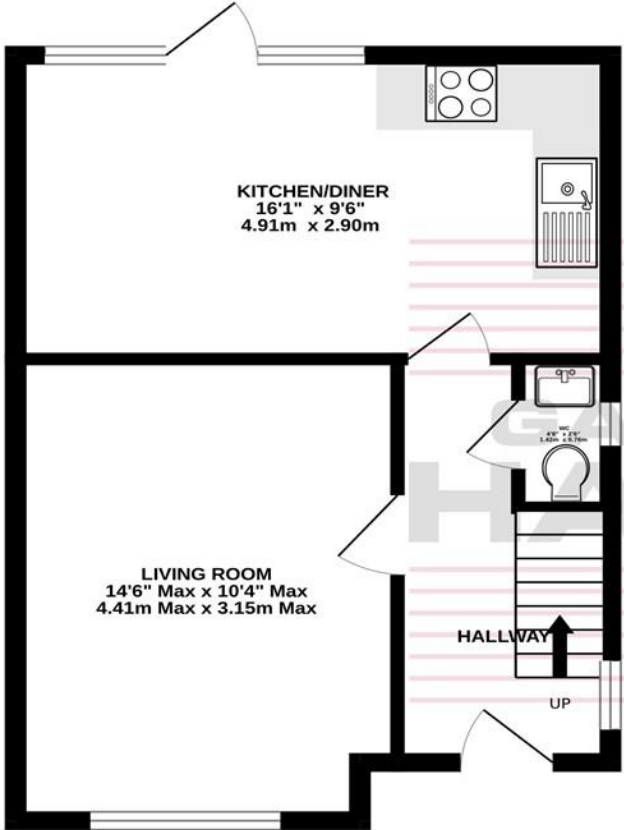
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

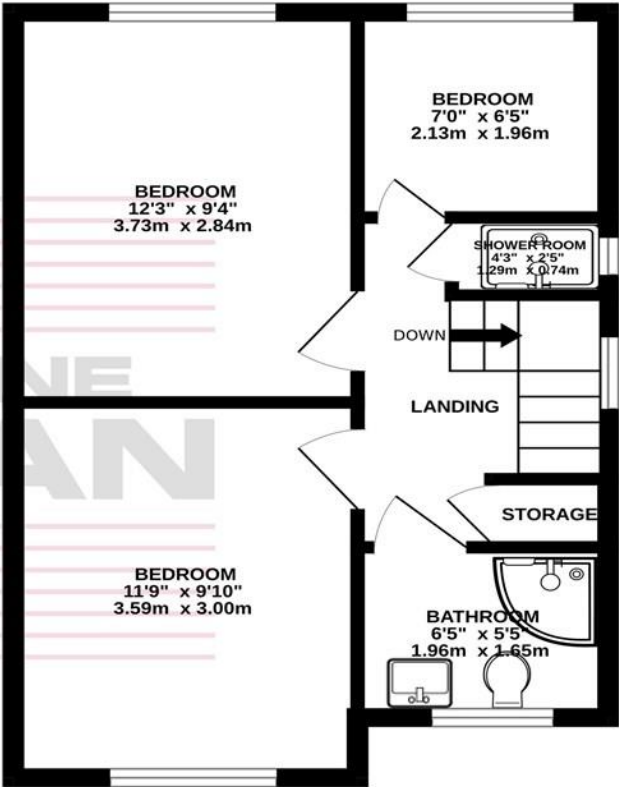
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GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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