



**GASCOIGNE
HALMAN**

Buttermere Road, Gatley, Stockport
Asking Price £475,000

THE AREA'S LEADING ESTATE AGENCY



Offered with no vendor chain, this spacious four-bedroom detached home on Gatley's sought-after Lakes Estate sits on a generous plot with excellent potential for further extension (STPP). Featuring a block-paved driveway, garage, two generous reception rooms, a separate fitted kitchen, and a large rear garden with a beautiful willow tree, the property offers a perfect canvas for modernisation. With four well-proportioned bedrooms, a family bathroom, downstairs WC, recently upgraded gas boiler, full double glazing, and a charming garden, this is a fantastic opportunity to create a long-term family home in a desirable location.

Property details

- Four-bedroom detached home on the popular Lakes Estate in Gatley
- Offered with no vendor chain - ideal for a smooth purchase
- Generous plot with scope for extension (subject to planning)
- Two reception rooms including extended dining area
- Spacious block-paved driveway and single garage
- Well-proportioned living room overlooking large rear garden
- Recently upgraded gas boiler and full double glazing
- Mature lawned garden with stunning willow tree; rear section rented for £40/year



About this property

Situated on a generous plot in the highly sought-after Lakes Estate in Gatley, this four-bedroom detached residence offers a fantastic opportunity for families looking to create their forever home. Available with no vendor chain, the property provides excellent scope for further extension and development (subject to planning permission).

To the front, a generous block-paved driveway leads to a single garage, while the entrance porch and hallway welcome you inside. The ground floor features a convenient downstairs WC, a front reception room that has been slightly extended to create a bright and spacious dining area, a separate fitted kitchen, and a well-proportioned living room with lovely views over the rear garden.

Upstairs, you'll find four well-sized bedrooms, all served by a family bathroom. While the property would benefit from modernisation, it boasts great bones and excellent potential. Additional benefits include a recently upgraded gas boiler, full double glazing, and a stunning, mature rear garden complete with a focal-point willow tree. Please note: the rear section of the garden is currently rented from the council for just £40 per year.

This is a rare opportunity to secure a detached family home in a prime Gatley location - early viewings are highly recommended!







DIRECTIONS

SK8 4RQ

COUNCIL TAX BAND

E

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		80 C
55-68	D	61 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

None

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

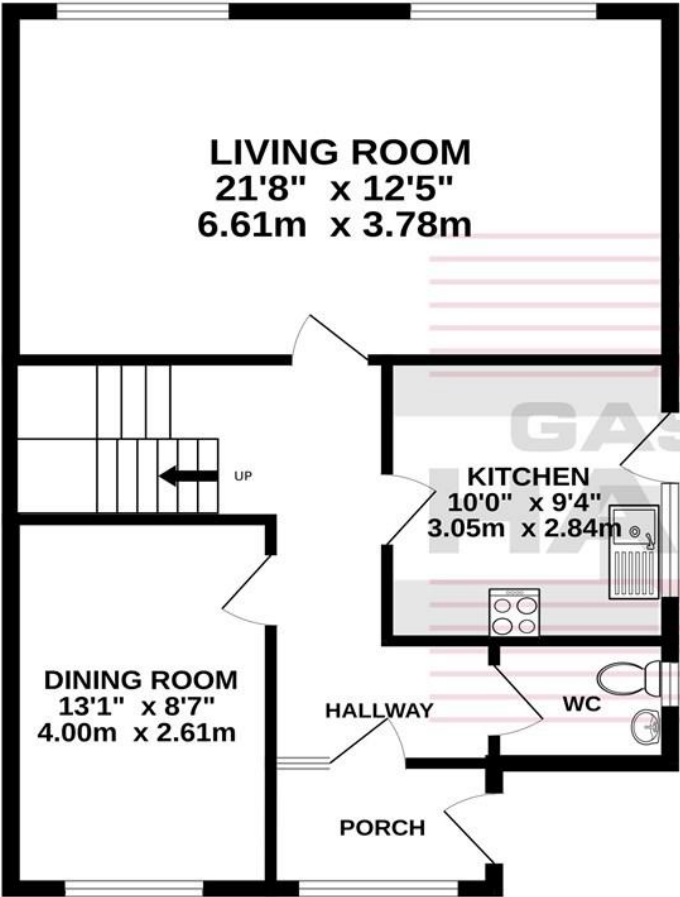
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

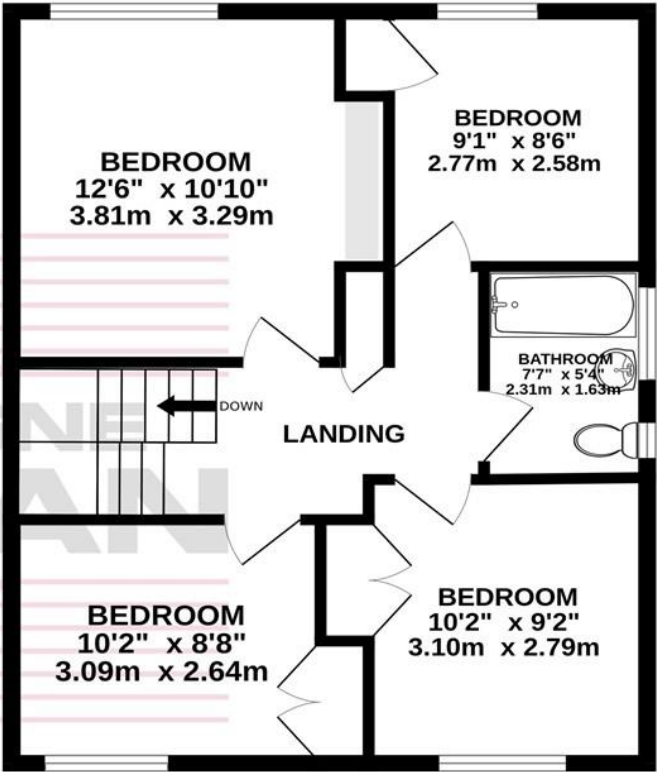
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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