



**GASCOIGNE
HALMAN**

Hollyhedge Road, Gatley, Stockport
Asking Price £475,000.00

THE AREA'S LEADING ESTATE AGENCY



The House on the Hill is a characterful Edwardian four-bedroom semi-detached home, offering spacious family living, original features, and huge potential to extend (subject to planning). Set behind electric gates with generous parking and a large secure garden, it's perfectly located close to excellent schools, shops, transport links, and Manchester Airport. This is a rare opportunity to create your dream family home in a prime location.

Property details

- Edwardian four-bedroom semi-detached home
- Spacious bay-fronted living room
- Open-plan kitchen with range cooker and breakfast bar
- Large secure garden with lawn and two sheds both with electricity supply.
- Electric gates and off-road parking for several cars
- Utility area, downstairs WC, and loft space
- Close to schools, shops, transport links, and airport
- Huge potential to extend (subject to planning permission)



About this property

The House on the Hill - a charming Edwardian four-bedroom semi-detached home, brimming with original features and offering fantastic potential for further enhancement, subject to planning permission. This ideal family home features secure electric gates to the rear and benefits from a large, rear garden with a lawned area, established borders, two sheds (both with electricity supply) and a paved parking area for several vehicles.

Upon entering the property, you are welcomed by an entrance porch leading into a spacious hallway. To the front, there is a large, bay-fronted living room that fills with natural light. The living room flows into a sociable and well-equipped fitted kitchen, featuring a range cooker, a matching breakfast bar, space for a dining table, and sliding patio doors opening onto the rear garden. The ground floor also includes a useful utility area and a convenient downstairs WC.

The first floor provides four bedrooms, including a generous principal bedroom with fitted wardrobes, and a second well-proportioned double bedroom, also with fitted wardrobes. There are two further comfortable single bedrooms and a modern family bathroom. In addition, there is access to a useful, boarded loft space with a skylight, offering extra storage.

Situated in a highly convenient location, the property is close to excellent amenities including the popular Gatley Primary schools, local shops within the Village, the M60 motorway network, train station, and Manchester International Airport. Combining character, space, and potential, this is a rare opportunity to secure a superb family home.







DIRECTIONS

SK8 4HH

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		82 B
69-80	C		
55-68	D		
39-54	E	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

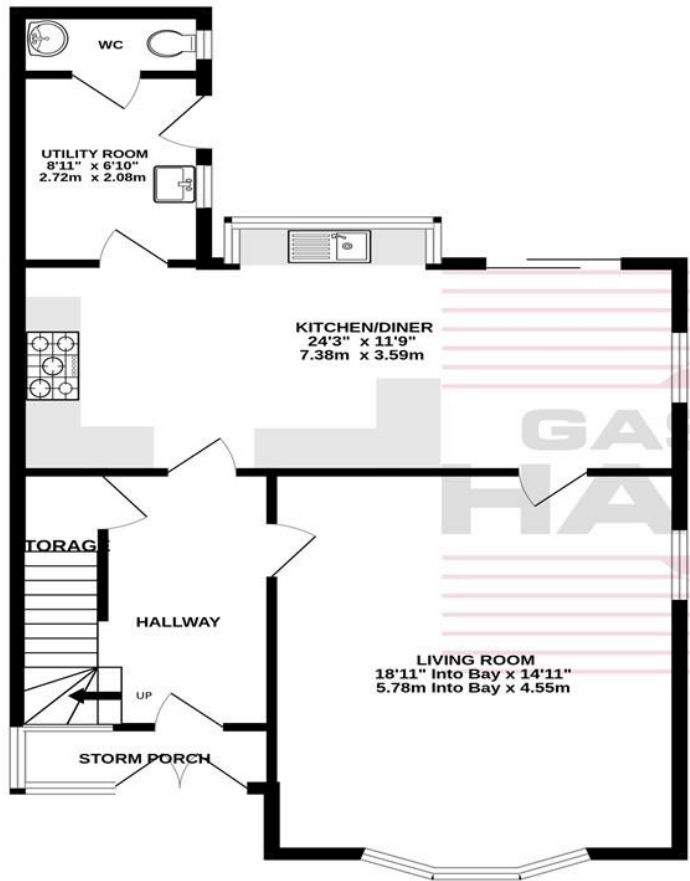
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

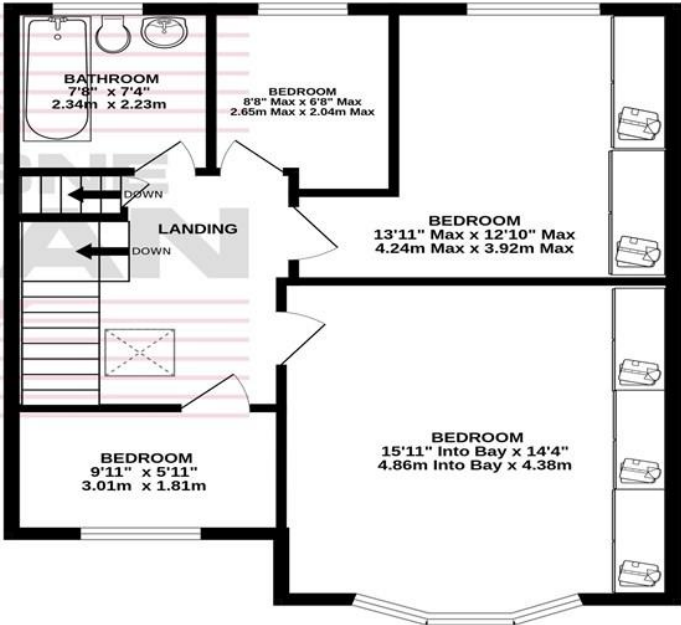
No

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
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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