



**GASCOIGNE
HALMAN**

South View Gardens, Schools Hill, Cheadle
Asking Price £260,000.00

THE AREA'S LEADING ESTATE AGENCY



Offered with no onward chain, this superb two-bedroom second-floor apartment in South View Gardens delivers spacious, modern living in a prime residential setting. Boasting a bright bay-fronted lounge, a newly fitted kitchen with integrated appliances, two generous bedrooms, an upgraded bathroom, ample loft storage, landscaped gardens, and private parking with a garage, it offers convenience and style close to Cheadle Village, transport links, and local amenities.

Property details

- Spacious two double Bedroom Apartment in sought-after South View Gardens.
- Bright Living Room - perfect for relaxing or entertaining
- Newly Fitted Kitchen - with integrated oven & microwave.
- Well-Maintained Gardens - peaceful & private setting
- Annual Service Charge - £1640, Annual Ground Rent - £125
- Prime Location - near Cheadle Village, transport links & amenities



About this property

Located within the highly sought-after South View Gardens, this impressive two-bedroom, second-floor apartment is situated in a prime residential area and is offered for sale with no onward chain. The property enjoys a superb setting close to Cheadle Village, excellent transport links, Bruntwood Park, and a range of popular amenities, including John Lewis, Sainsbury's, and David Lloyd.

The spacious and well-appointed accommodation is presented to a high standard, having recently benefitted from new flooring, carpets, and additional power points throughout. The property briefly comprises a welcoming entrance hall with two useful storage cupboards, leading to a large, sociable living room - perfect for relaxing or entertaining - featuring a bright bay window and an integrated electric fireplace with both heating and ambient lighting settings.

The newly fitted kitchen includes a range of new integrated appliances including a fridge/freezer, washing machine, dishwasher, and boiler. The kitchen is also enhanced by ambient lighting and a stylish breakfast bar offering both practicality and modern design. There are two generously sized double bedrooms, with the principal bedroom boasting a walk-in wardrobe/dressing area. The second bedroom offers access to a large loft space, providing exceptional storage options.

The upgraded bathroom is finished with full-height tiling, tiled flooring, and features a jacuzzi bath with a shower over and again includes ambient lighting.

Externally, the property is set within beautifully maintained gardens, contributing to its overall appeal. Additional features include a single brick-built garage with an upgraded remote-controlled electric roller shutter door, as well as a designated parking space at the front.

Early viewing is highly recommended to fully appreciate all that this excellent property has to offer.







DIRECTIONS

SK8 1PA

COUNCIL TAX BAND

E

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		
69-80	C	78 C	78 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

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?

No

SOURCES OF FLOODING

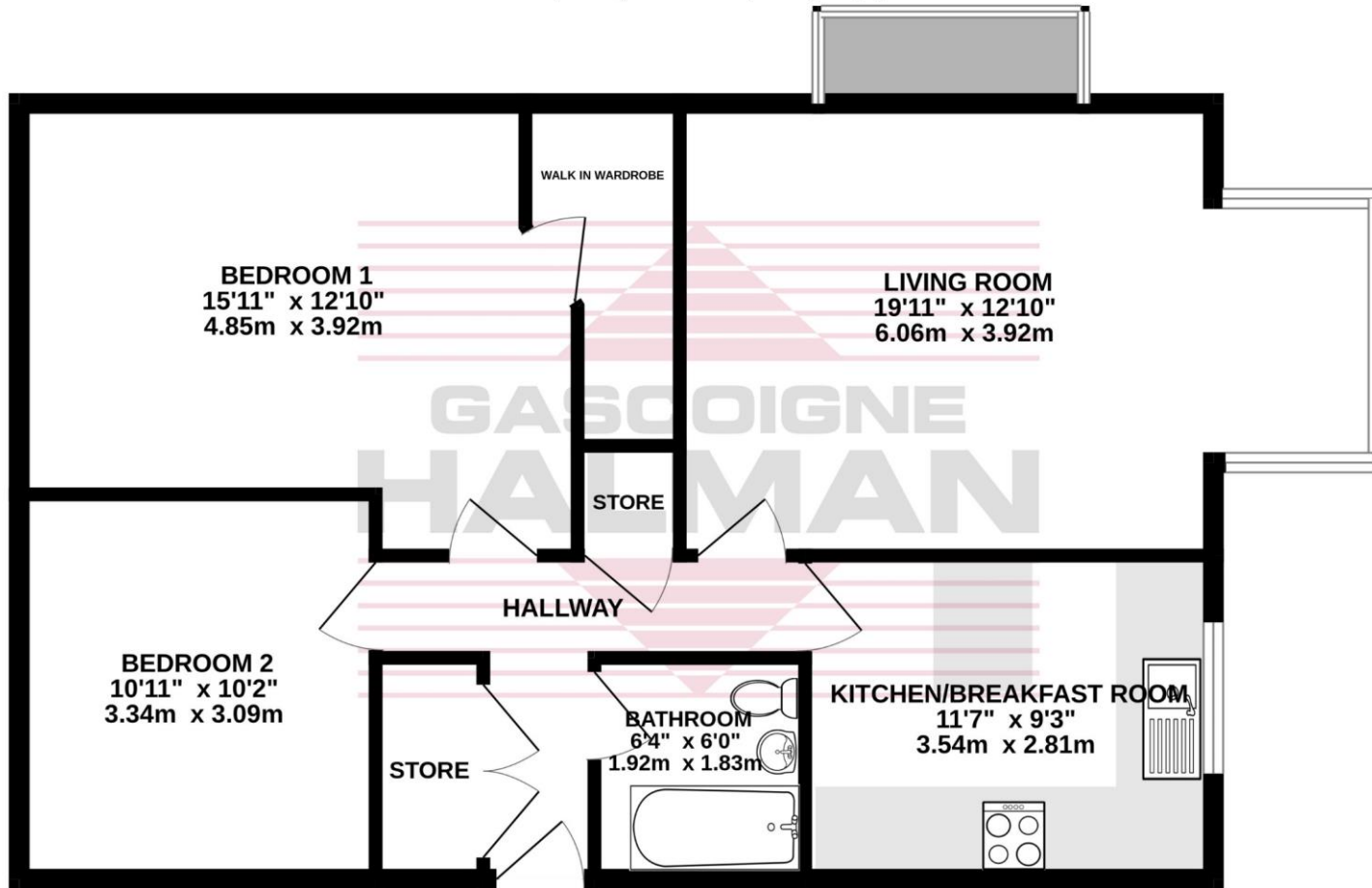
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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SECOND FLOOR 787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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