



**GASCOIGNE  
HALMAN**

Kingsway, Cheadle, Stockport  
**Offers Over £548,800**

THE AREA'S LEADING ESTATE AGENCY







A well-appointed FOUR bedroom DETACHED residence occupying a CUL-DE-SAC position on the Kingsway slip road. The property can be offered with NO VENDOR CHAIN and features four well-proportioned bedrooms, a generous block paved driveway and useful integral garage. There are two separate reception room a bright conservatory, a stylish en-suite shower room and a lovely rear garden.

## Property details

- Four bedroom detached family home.
- Cul-de-sac positioning within the Kingsway slip road
- Generous driveway for multiple vehicles.
- Newly upgraded UPVC double glazed windows with 10yr guarantee.
- Family bathroom & en-suite shower room.
- Can be offered with no vendor chain.



## About this property

A charming four-bedroom detached home located at the end of a quiet cul-de-sac on the Kingsway slip road, accessible via Broadway. This property enjoys a prime position with convenient access to local schools, motorway links, and Cheadle Village.

The ground floor offers an entrance hallway, a bright living room with a bay window, a separate dining room, a conservatory, and a fitted kitchen that connects to the integral garage. Upstairs, you'll find four generously sized bedrooms, including bedroom three with a newly installed en-suite shower room, alongside a main three-piece family bathroom and a separate WC.

Additional highlights include recently upgraded UPVC double-glazed windows, a spacious concrete print driveway providing off-road parking for multiple vehicles, and a driveway that extends to the side of the property, leading to an enclosed rear garden with a lawn and block-paved patio area. Viewing is highly recommended!















## DIRECTIONS

SK8 1LP

## 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	65 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 cabinet

## 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

Ask Agent

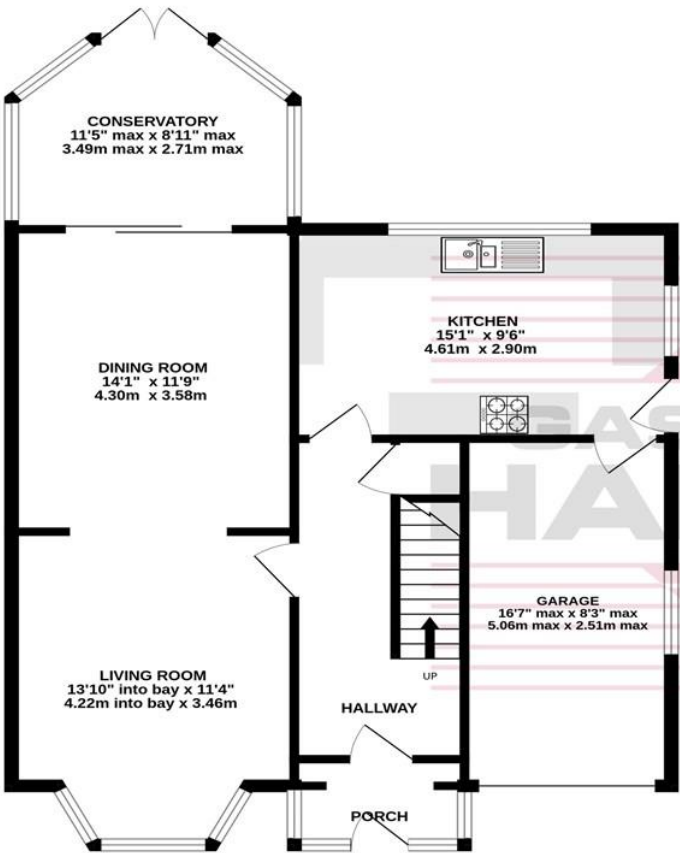
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

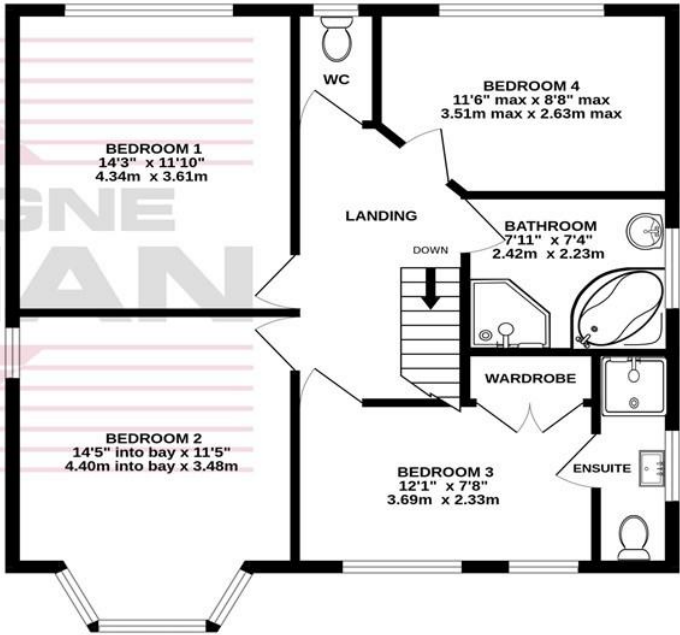
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GROUND FLOOR  
815 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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