



**GASCOIGNE
HALMAN**

Frances Avenue, Gatley, Stockport
Asking Price
£435,000.00

THE AREA'S LEADING ESTATE AGENCY



Charming Three-Bedroom Detached Home in Prime Gatley Location

Ideally positioned just a short stroll from Gatley Village, Gatley Carrs Nature Reserve, and excellent transport links, this beautifully presented three-bedroom detached property perfectly blends character and modern living. Located within the catchment for the highly regarded Gatley Primary School, it offers an outstanding family lifestyle.

Property details

- High-spec three-bedroom detached home
- Welcoming hall with stained-glass door and WC
- Spacious driveway with ample parking
- Spacious living room with charming views of garden and feature fireplace
- Stylish kitchen with utility and garage access
- Sought-after Gatley location, close to village amenities and train station
- Catchment for Gatley Primary School



About this property

Positioned in a sought-after residential area just a short stroll from Gatley Village, Gatley Carrs nature reserve and its array of local amenities and train station, this charming three-bedroom detached property offers beautifully presented accommodation throughout, with a perfect blend of character and modern comfort. The property also falls within the catchment of the ever popular Gatley Primary School.

To the front, a generous driveway provides ample off-road parking offering an inviting first impression. Step into the welcoming entrance hall, featuring a beautiful stained glass front door and included under stairs storage and access to a modern downstairs WC.

The dining room boasts bay front and large space for all family needs, enhanced by a feature fireplace and a calm, relaxing ambience. From the inner hallway, access is provided to a generous living room with sliding patio doors, feature fireplace and stove offering a pleasant outlook over the rear garden.

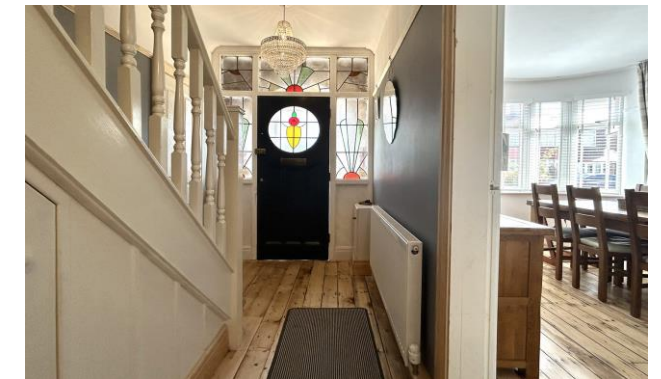
A recently upgraded contemporary kitchen flows seamlessly into separate utility space which feels like its an extension of the kitchen and gives useful integral access to the generous attached garage..

Upstairs a landing leads to three well presented & proportioned bedrooms and a luxurious four piece family bathroom featuring roll top bath & corner shower.

Externally, the property truly shines with a beautifully maintained rear garden. A generous patio provides the perfect space for outdoor dining and entertaining, leading onto a neat lawn surrounded by mature planting.

This property must be viewed to fully appreciate the quality, charm, and setting on offer. Early viewing is highly recommended.







DIRECTIONS

SK8 4BJ

COUNCIL TAX BAND

D

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 | | 74 C |
| 55-68 | D | 55 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

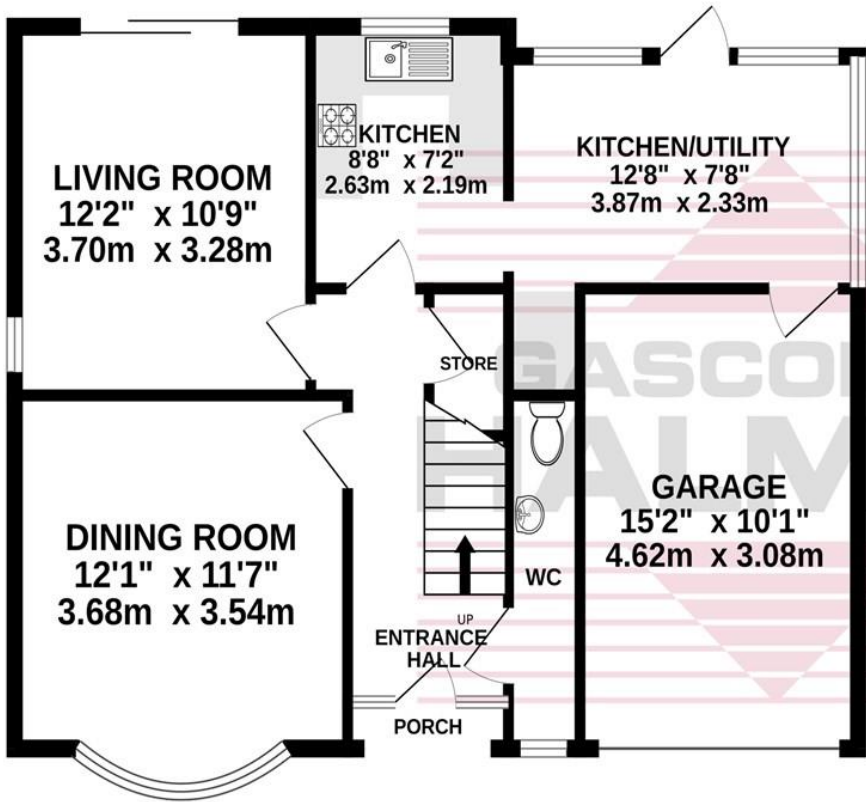
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

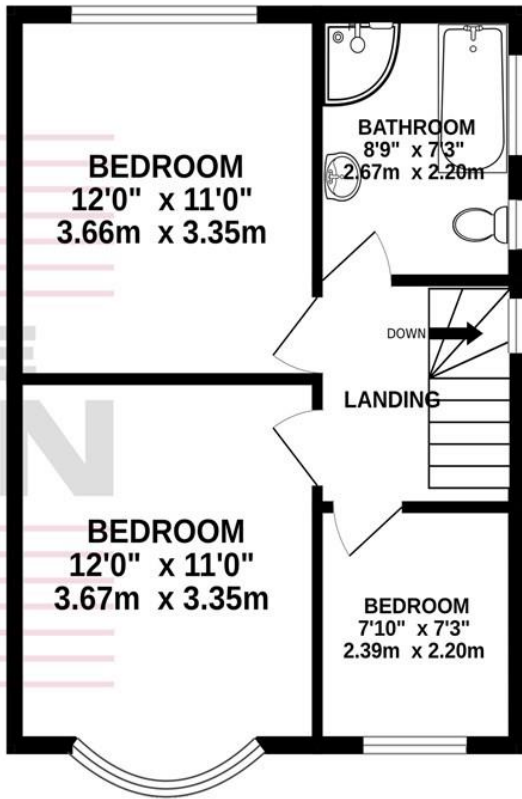
No

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GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA