



**GASCOIGNE
HALMAN**

Brooklyn Road, Cheadle, Stockport
£340,000.00

THE AREA'S LEADING ESTATE AGENCY



Offered with no onward chain, this charming and extended two-bedroom end-terrace period home is ideally located in the heart of Cheadle Village, just a short walk from shops, restaurants, parks, and excellent transport links including Gatley Station. Combining original character with modern updates, the property features an open-plan lounge and dining area, a bespoke kitchen/diner, two spacious double bedrooms - one with access to a private sun terrace and a stylish bathroom. Outside, there is a private, enclosed garden with a sheltered deck and gated side access.

Property details

- No vendor chain
- Two double bedrooms
- Balcony off back bedroom
- Great sized back garden
- Beautiful kitchen
- Central Cheadle Village Location



About this property

Offered for sale with no onward chain, this charming and extended two-bedroom period end-terrace property beautifully blends original character with traditional features.

Occupying a prime position just off the High Street in the heart of Cheadle Village, it is ideally located within walking distance of an excellent range of restaurants, bars, shops, and cafés. The property is also close to local parks, well-regarded schools, and superb transport links, including Gatley Station - just 0.8 miles walk away and offering direct services to Manchester Piccadilly in approximately 10 minutes.

Appealing to a wide variety of buyers, the internal accommodation briefly comprises:

A welcoming entrance hall leading to a spacious open-plan lounge and dining area, featuring original leaded windows and a convenient downstairs WC. The heart of the home is a beautifully crafted, bespoke kitchen/diner.

To the first floor, there are two generous double bedrooms, with Bedroom Two providing access to a private sun terrace, alongside a stylishly appointed family bathroom.

Externally, the property boasts a private, enclosed rear garden featuring a sheltered decked area spanning the width of the house, a lawned section, and gated access to the side.







DIRECTIONS

SK8 1BS

COUNCIL TAX BAND

C

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas Fired central heating.

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains

PRIMARY SOURCE OF ELECTRICITY

Mains

PRIMARY SOURCE OF WATER

Mains

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

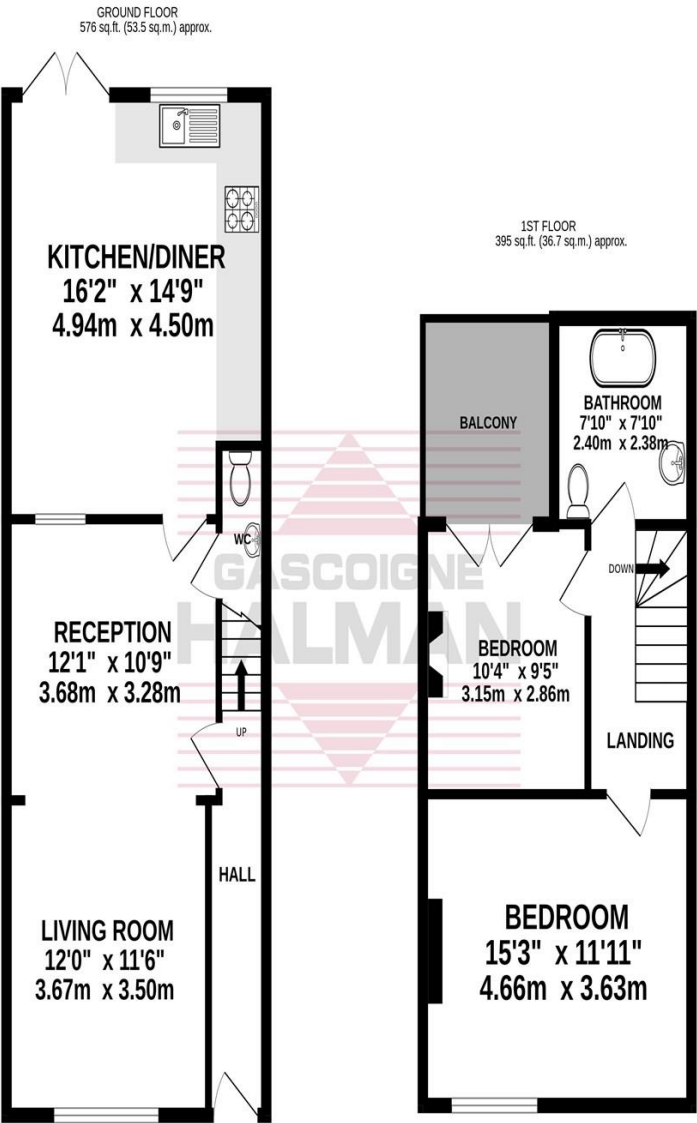
SOURCES OF FLOODING

None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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