



**GASCOIGNE
HALMAN**

Shirley Avenue, Heald Green
Asking Price £495,000

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented detached residence offers spacious, versatile accommodation ideally suited to growing families or those seeking flexible living arrangements. Situated in a highly convenient location close to local shops, reputable schools, and a wide range of amenities, the property combines generous interiors with a well-designed layout and excellent outdoor space.

Property details

- Large Living quarters with conservatory
- Cul-de-sac positioning.
- Desirable residential location.
- Four well appointed bedrooms
- Master bedroom equipped with en-suite shower room
- Catchment area for excellent schools



About this property

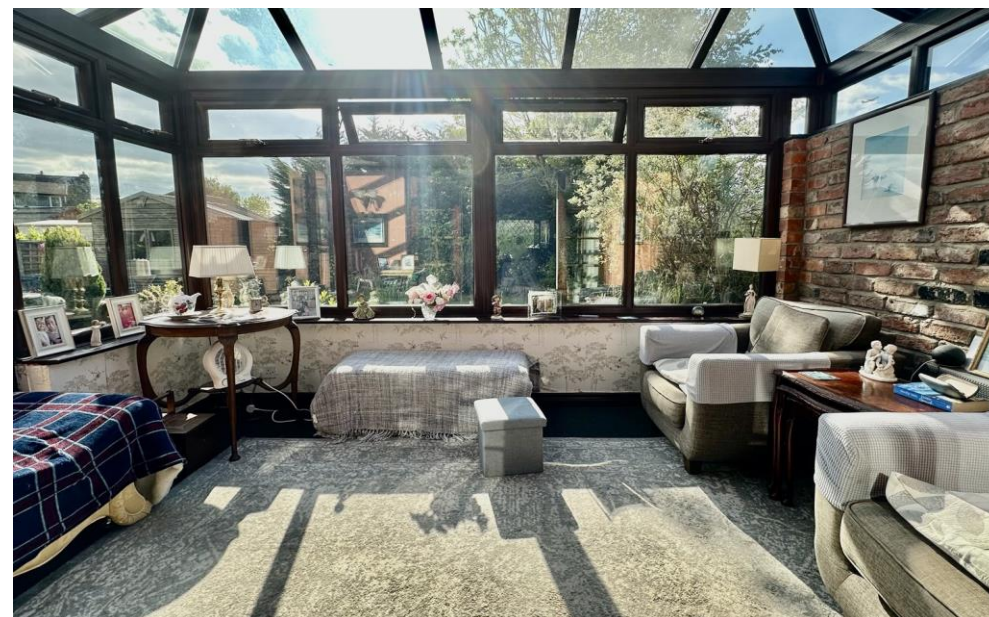
Upon entering, you are welcomed by an enclosed entrance porch leading into a bright and airy reception room, currently utilised as a formal dining area. This central space features a staircase to the first floor and provides access to the main living areas. The substantial living room offers an ideal setting for relaxation or entertaining, with direct access to a light-filled conservatory that overlooks the rear garden.

The well-appointed kitchen includes ample worktop space, integrated appliances, and a dedicated breakfast area - perfect for informal family meals. The ground floor further benefits from a fourth bedroom, which could also serve as a home office, playroom, or guest room. A convenient downstairs WC, large walk-in storage room, and a practical utility area add further to the home's functionality.

Upstairs, the property features three generously sized bedrooms, including a spacious master bedroom complete with a modern en-suite shower room. The remaining bedrooms are serviced by a stylish three-piece family bathroom.

Externally, the rear garden is a real highlight - offering a generous, well-maintained outdoor space featuring a decked area with pergola, planted borders, a neat lawn, and a garden shed. Whether for entertaining or family play, the garden offers something for everyone.

To the front, there is ample off-road parking, ensuring convenience for multiple vehicles.











DIRECTIONS

SK8 3NT

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	60 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

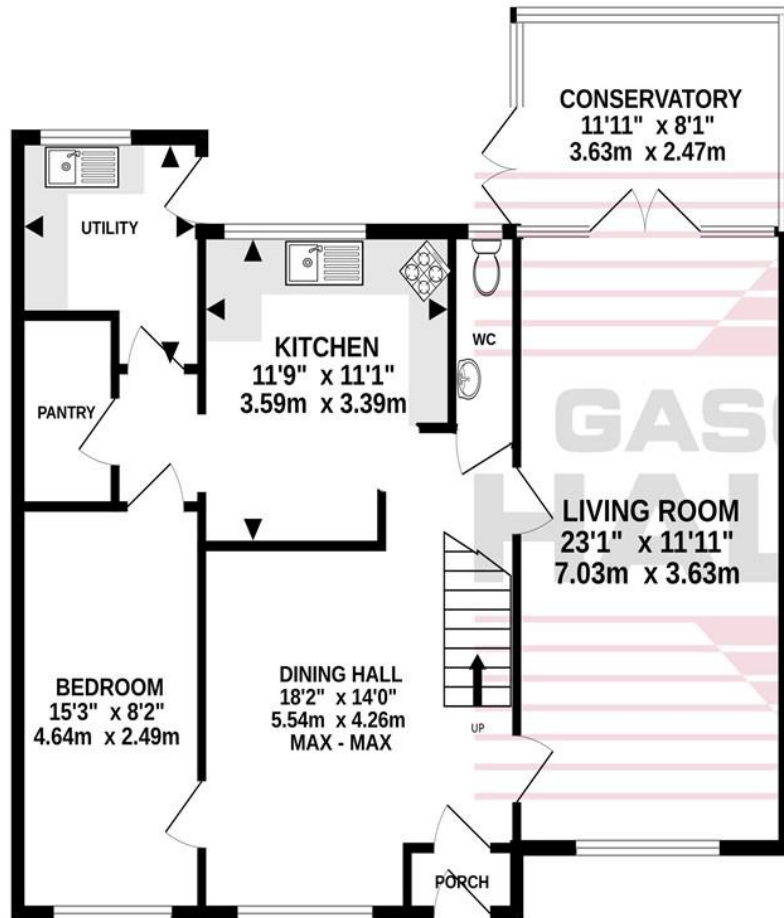
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

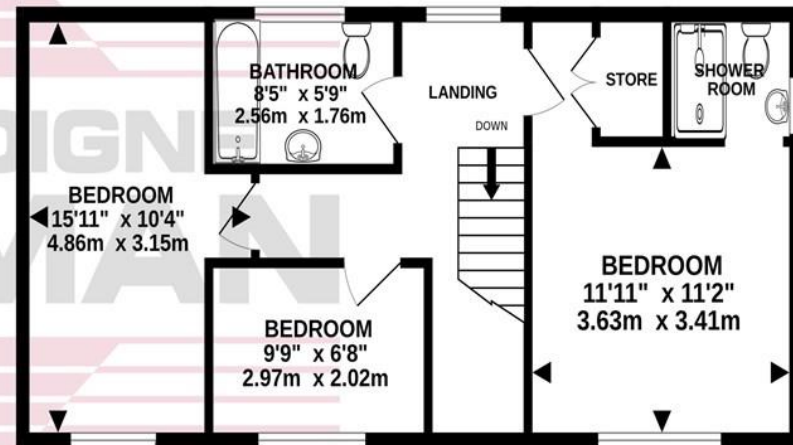
No

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GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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