



**GASCOIGNE
HALMAN**

Braystan Gardens, Gatley, Stockport
Offers Over £700,000

THE AREA'S LEADING ESTATE AGENCY



Perfectly tailored for modern family living, this outstanding five-bedroom detached residence spans three beautifully appointed floors, including a superb loft conversion.

Positioned on a desirable cul-de-sac, the home offers an ideal balance of privacy, convenience, and contemporary comfort - just moments from excellent transport links such as the A34, M60 motorway, and Gatley train station.

Property details

- Five spacious bedrooms across three beautifully presented floors.
- Stunning loft conversion with stylish dormer features and luxury bathroom.
- Exceptional kitchen with breakfast island, Bosch appliances & Neff dishwasher.
- Multiple living areas including a bright conservatory and lounge with inglenook.
- Principle suite with dressing area and sleek en-suite shower room.
- Modern family bathroom & bespoke Harvey George loft shower room.
- Envious rear garden surrounded by mature trees - private, safe, and family-friendly.
- Upgraded in-and-out driveway offering excellent curb appeal and convenience.
- Integral garage, utility room & pantry for smart, practical family living.



About this property

At the heart of the property is a warm and welcoming entrance hall, filled with natural light and showcasing the central staircase that connects each level. The home flows effortlessly from a generous living room - featuring a charming inglenook fireplace - into a spacious and sunlit conservatory, which opens out to an enclosed decked area beneath a stylish pergola, perfect for outdoor dining and entertaining.

The high-specification kitchen is a true family hub, fitted with a central breakfast island complete with pop-up power point, double Bosch oven, gas hob with extractor, integrated Neff dishwasher, and sleek contemporary cabinetry. This space extends into a relaxed family living area and continues on to a practical utility room, walk-in pantry, and internal access to a garage with roller shutter door - providing exceptional everyday functionality.

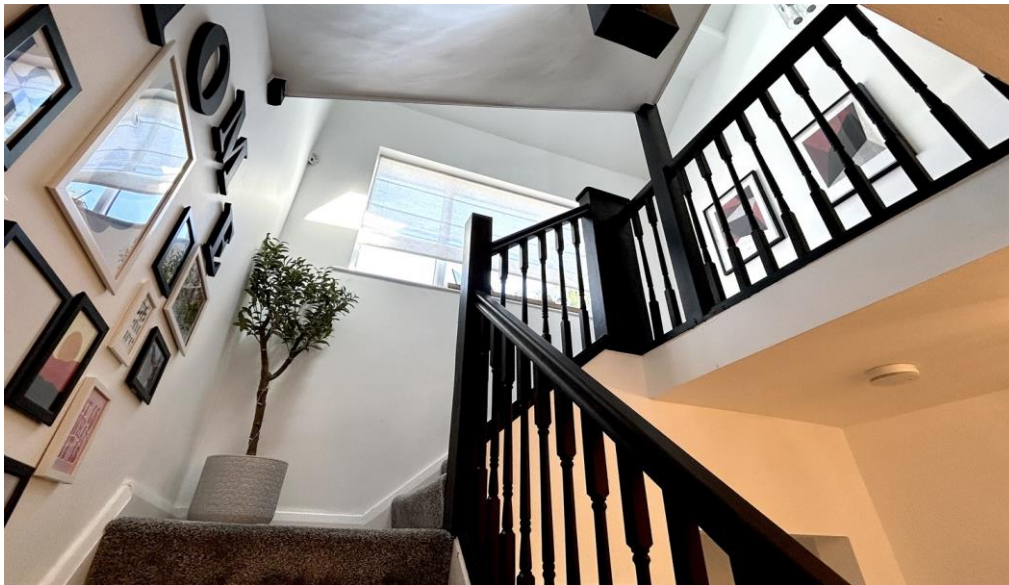
Upstairs on the first floor, the principal bedroom suite offers a private retreat with a dressing area and a stunning fully tiled en-suite shower room. Two further well-proportioned bedrooms are also located on this floor, served by a stylish family bathroom.

The second floor showcases a superb loft conversion with two cleverly designed bedrooms featuring dormer window cut-outs and generous eaves storage. These rooms share access to a beautifully appointed Harvey George bathroom with twin vanity basins, offering both space and style.

Outside, the property is framed by mature trees, creating a peaceful and secure garden - an ideal play space and sanctuary for children and adults alike. The recently upgraded in-and-out driveway offers excellent off-road parking and adds a further layer of convenience to this wonderful family home.















DIRECTIONS

SK8 4NU

COUNCIL TAX BAND

F

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

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

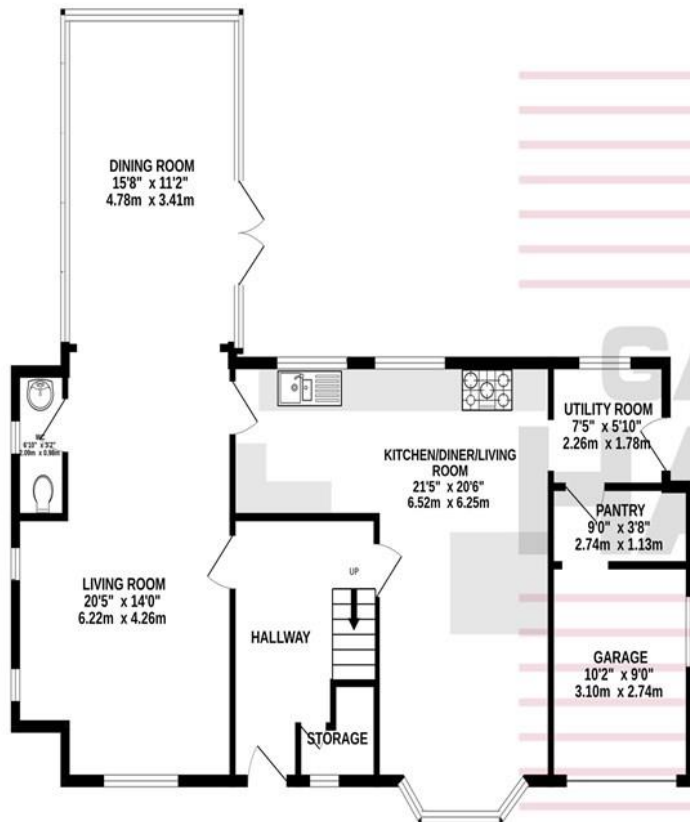
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

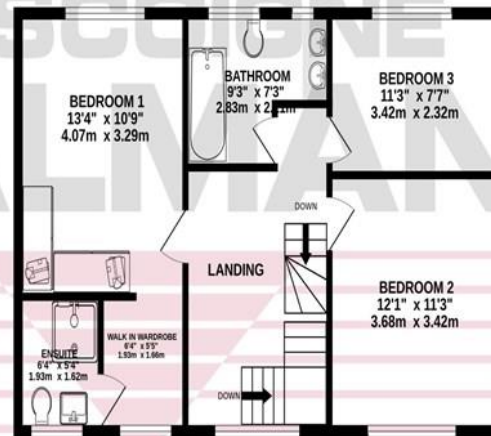
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

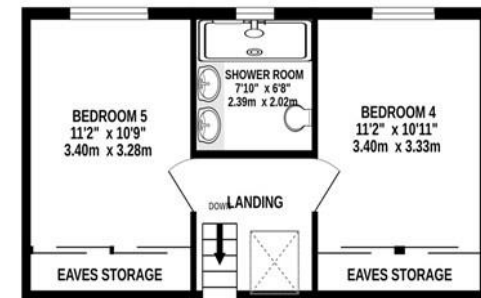
GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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