



**GASCOIGNE
HALMAN**

Norwood Road, Gatley, Stockport
Asking Price £425,000

THE AREA'S LEADING ESTATE AGENCY



Ideally located within walking distance of Gatley Village, an outstanding primary school, and the train station, this beautifully presented bay-fronted semi-detached property offers the perfect blend of contemporary open-plan living and family-friendly features with future potential to extend (subject to planning permission).

Property details

- Spacious bay-fronted semi-detached home
- Open-plan living with stylish bi-fold doors.
- Bright, contemporary kitchen and dining space.
- Three well-sized bedrooms & modern bathroom.
- Large south-west facing garden with decked patio.
- Driveway for multiple vehicles + EV charging point.
- Quiet yet convenient location near Gatley Village.
- Walking distance to schools, shops, and train station.



About this property

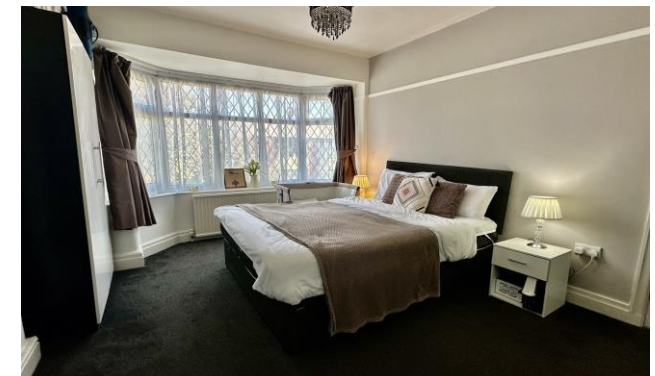
Step inside through a welcoming entrance porch into a bright hallway, complete with a modern under-stairs WC. The front lounge, featuring a charming bay window, flows seamlessly into a spacious dining area via elegant bi-folding doors -perfect for entertaining or relaxing with family. The dining area opens directly onto the garden via French patio doors and connects effortlessly with a well-appointed fitted kitchen.

Upstairs, you'll find three well-proportioned bedrooms and a recently refurbished bathroom boasting a sleek, contemporary white suite.

Externally, the property offers ample off-road parking via a generous driveway leading to a garage and includes a universal EV charging point. To the rear, enjoy a superb south-west facing garden with a large lawn, decked patio area, and mature hedgerows - ideal for outdoor gatherings or peaceful evenings.

This stylish, move-in-ready home combines modern convenience with a prime location, making it a perfect choice for young professionals and growing families alike.









DIRECTIONS

SK8 4AJ

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		82 B
69-80	C		
55-68	D	64 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

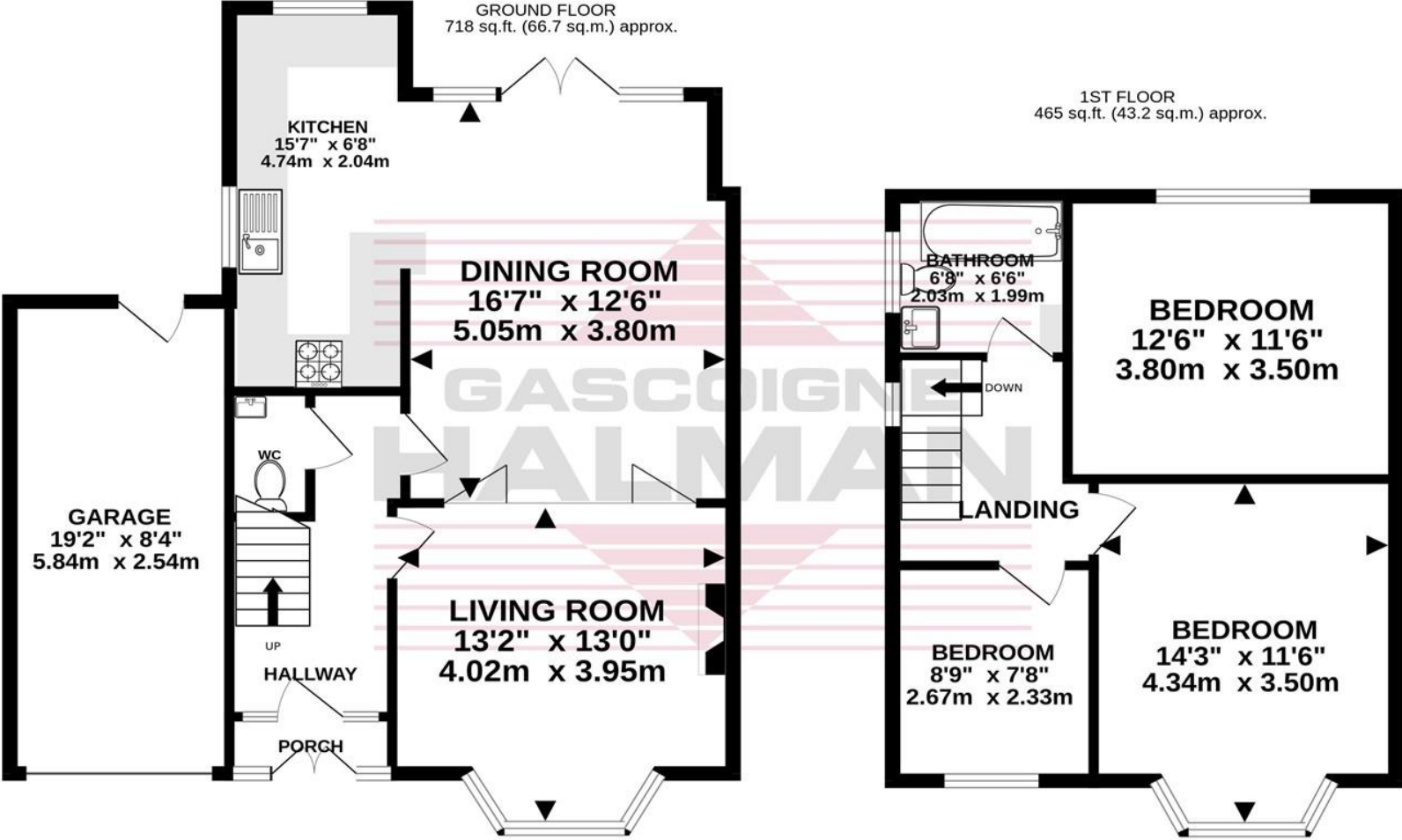
SOURCES OF FLOODING

None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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