



**GASCOIGNE  
HALMAN**

Littlebrook Close, Cheadle Hulme, Stockport  
**Asking Price £315,000**

THE AREA'S LEADING ESTATE AGENCY





Nestled in a peaceful cul-de-sac, this well-presented property offers an ideal blend of comfort, convenience, and community. Located just a short drive from the vibrant heart of Cheadle Hulme Village, residents will enjoy easy access to a wide array of popular shops, restaurants, and highly regarded schools - making it a perfect choice for young professionals and families alike.

## Property details

- Quiet cul-de-sac location.
- Close to Cheadle Hulme Village.
- Near popular local schools.
- Open-plan lounge/diner.
- Mature rear garden.
- Fitted kitchen.
- Three good-sized bedrooms.
- Driveway, garage, modern combi boiler.





## About this property

The ground floor welcomes you with a double-glazed entrance porch leading into a spacious open-plan lounge and dining area. Large patio doors provide an abundance of natural light and open directly onto a beautifully maintained, mature rear garden - perfect for relaxing or entertaining. The kitchen offers modern convenience and ample storage.

Upstairs, the property features three generously sized bedrooms and a contemporary family shower room, designed with both style and functionality in mind.

Additional benefits include a spacious driveway to the front, a rear-access garage, and a modern gas combi boiler fitted less than 2 years ago.

This is a fantastic opportunity to secure a home in a sought-after location that delivers excellent value for money.







## DIRECTIONS

SK8 5PR

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## 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		86 B
69-80	C		
55-68	D	66 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

Cable

## 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

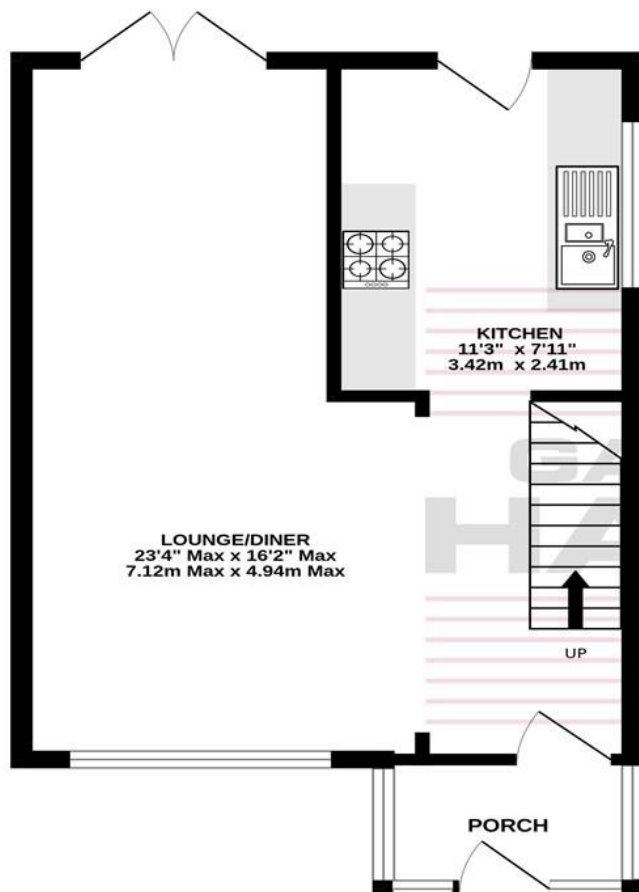
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

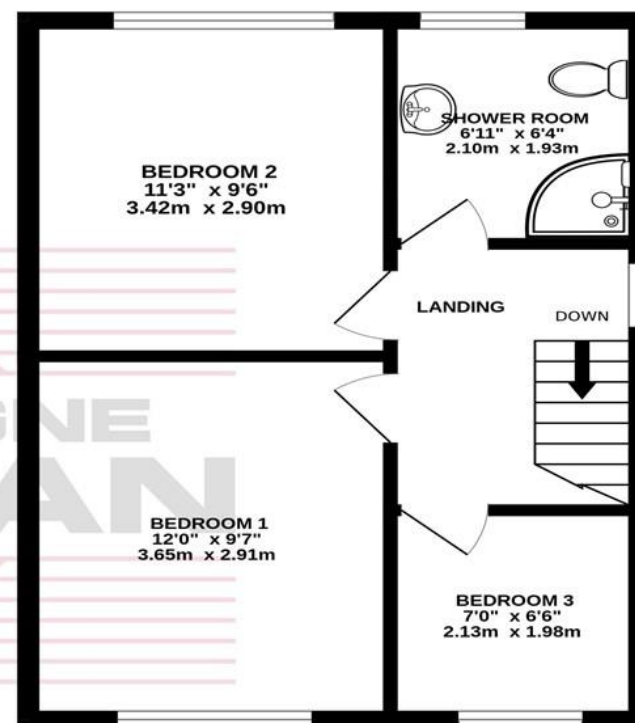
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**GROUND FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**1ST FLOOR**  
379 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 786 sq.ft. (73.0 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



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