



**GASCOIGNE
HALMAN**

Queensway, Heald Green, Stockport
£539,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the highly sought-after residential area of Heald Green, this extended four-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Perfectly located close to a range of local amenities - including shops, well-regarded schools, medical centre, excellent transport links, Heald Green train station, and Manchester Airport - this property is as convenient as it is charming.

Property details

- Extended 4-bed detached home
- Large block-paved driveway
- Bay-fronted lounge with fireplace
- Second reception/playroom/office
- Open-plan kitchen-diner with island
- Two stylish bathrooms
- Generous side and rear gardens
- Close to shops, station, and airport



About this property

A spacious block-paved driveway provides ample off-road parking and sets the tone for the generous accommodation within. Upon entering, a welcoming hallway leads to a practical under-stairs WC, setting a functional tone for the thoughtfully laid-out ground floor.

The stylish, bay-fronted living room features a beautiful fireplace, adding warmth and character, while a second reception room offers versatility as a playroom, home office, or occasional fifth bedroom. The heart of the home is the impressive open-plan kitchen and dining space, complete with a central island, integrated appliances, a range cooker, and ceiling skylights that flood the area with natural light. French patio doors open onto a well-maintained lawned garden, creating a seamless indoor-outdoor living experience. A separate utility area and additional storage space add further practicality.

Upstairs, the property continues to impress with a spacious principal bedroom, two further double bedrooms, and a comfortable single room. A luxurious four-piece family bathroom boasts a roll-top bath and separate shower enclosure, while an additional shower room is accessed via an extended landing that offers potential as a study or reading area.

Externally, the home benefits from a generous lawned garden to the side - perfect for children or entertaining - as well as a smaller, paved rear courtyard enjoying a sunny aspect.









DIRECTIONS

SK8 3EB

COUNCIL TAX BAND

F

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		81 B
69-80	C	72 C	
55-68	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

TBC

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

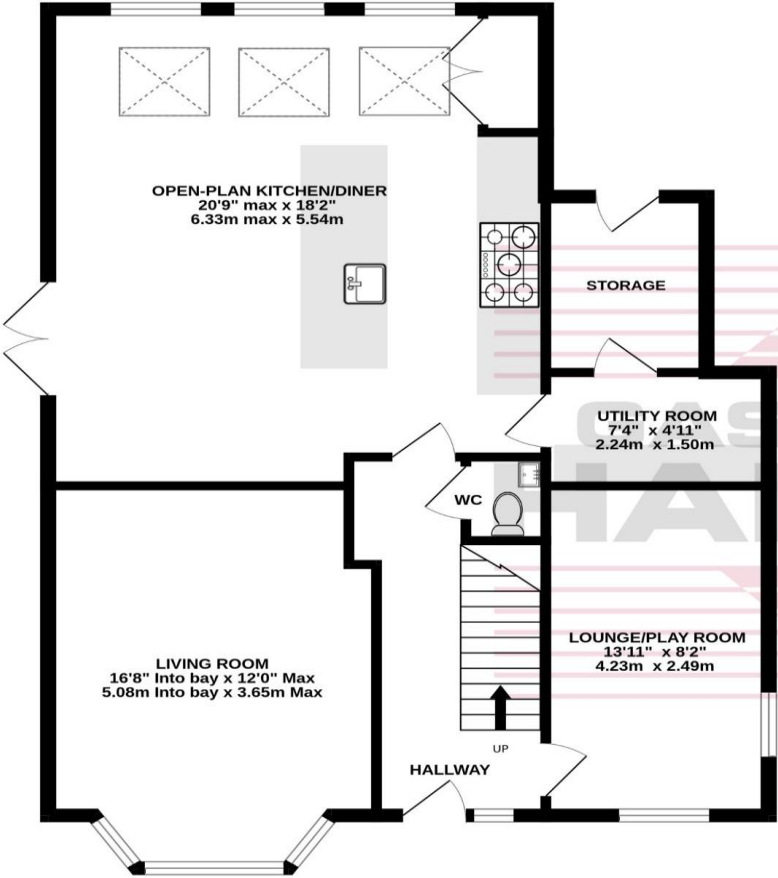
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

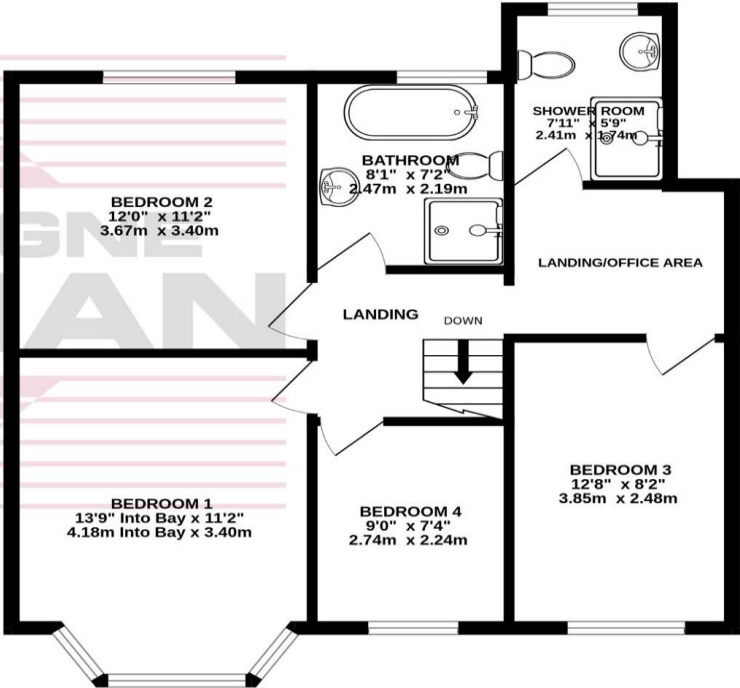
No

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GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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