



**GASCOIGNE
HALMAN**

Helston Grove, Heald Green, Stockport
Offers In Excess Of £600,000

THE AREA'S LEADING ESTATE AGENCY



Occupying a peaceful cul-de-sac position in the highly sought-after area of Heald Green, this outstanding four-bedroom semi-detached residence has been thoughtfully extended and meticulously finished throughout. Offering almost 2,000 sq ft of superb living space, including a versatile cedarwood garden cabin, this home blends style, space, and functionality to suit modern family life.

Property details

- Immaculately presented four-bedroom extended semi-detached home.
- Peacefully positioned in a cul-de-sac in sought-after Heald Green.
- Nearly 2,000 sq ft of stylish, high-spec accommodation throughout.
- Stunning open-plan kitchen, dining and family space with bi-fold doors.
- Bespoke kitchen with quartz worktops and premium integrated appliances.
- Luxurious principal suite with fitted wardrobes and spa-style en-suite.
- Separate study, cosy lounge with wood burner, and downstairs WC.
- Beautiful southwest-facing garden with decked patio and BBQ area.
- Cedarwood garden cabin with bi-folds - ideal studio or gym space.
- Driveway parking, CCTV, utility room, garage/store and more.



Internally, a bright and welcoming entrance hall sets the tone, showcasing a bespoke staircase with glazed balustrade and practical built-in storage. A ground floor WC adds convenience, while a dedicated study provides the ideal space for home working. The charming front lounge is a cosy retreat, complete with custom-built cabinetry, a wood-burning stove, tiled hearth, and oak surround.

The rear of the property reveals the showpiece of the home - an expansive open-plan family room, kitchen and dining area designed for modern living and effortless entertaining. This stunning space features two sets of bi-folding doors opening onto the garden, a floating ceiling with LED ambient lighting, and a built-in Sonos sound system. The contemporary kitchen is fully integrated with Bosch and AEG appliances, quartz worktops, white gloss cabinetry, ceiling skylight, and premium fixtures including a black glass and steel sink with spray nozzle and garbage disposal.

Further ground floor features include a useful utility room and external access to a useful garage/store area.

Upstairs, the first floor offers four well-proportioned bedrooms. The luxurious principal suite includes bespoke fitted wardrobes and a beautifully appointed en-suite with a freestanding bath, spa-style shower enclosure, twin sinks and a floating vanity. Two further double bedrooms also benefit from fitted wardrobes, while the fourth bedroom makes an ideal single or nursery. A high-quality, fully tiled family bathroom serves the remaining rooms.

Externally, the property boasts a block-paved driveway providing ample off-road parking, a bin store, sensor lighting and a HIK Vision CCTV system to the front and rear. The generous southwest-facing rear garden is a real highlight - sun-drenched and private, it features a decked patio, artificial turfed section, lawn, and a stylish covered BBQ area with granite worktops.

A standout feature is the cedarwood garden cabin, complete with bi-fold doors. This superb additional space is ideal as a studio, home gym, entertaining area or further reception room. This exceptional home enjoys excellent proximity to Heald Green village, local shops, amenities, the train station, and Manchester Airport. Early viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer. Viewings come highly recommended.















DIRECTIONS

SK8 3EU

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

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

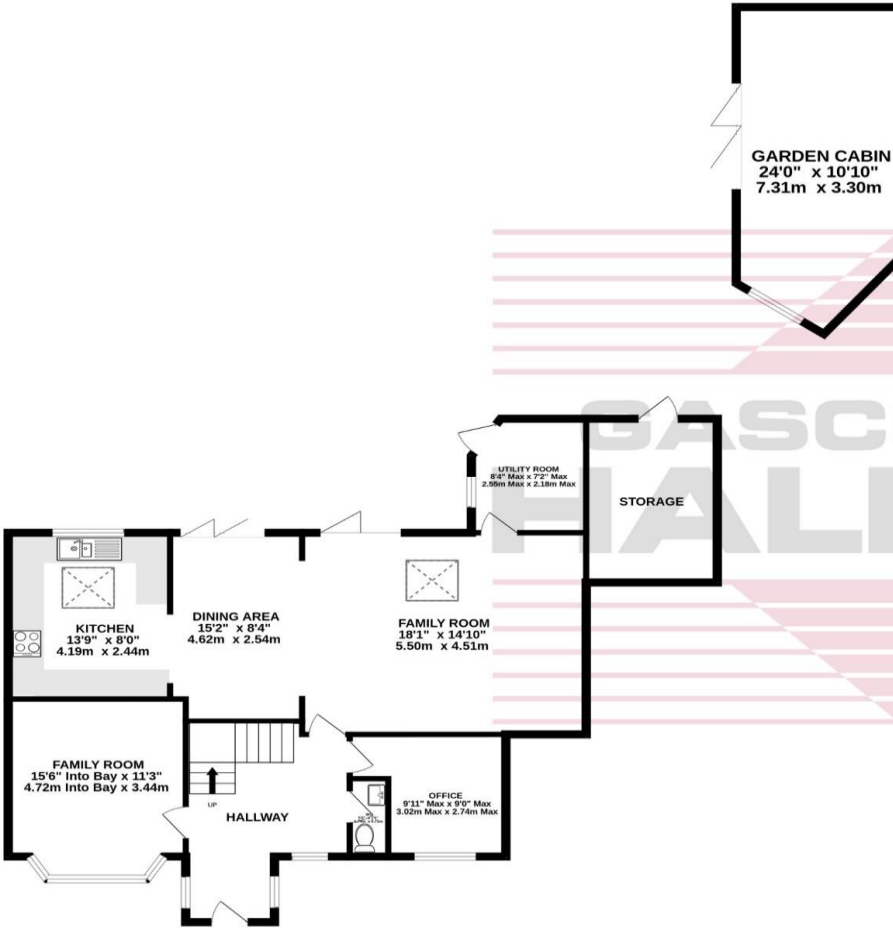
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

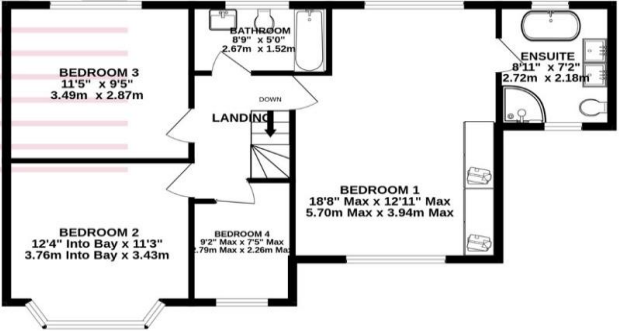
No

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GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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