



**GASCOIGNE  
HALMAN**

Hurstvale Avenue, Heald Green  
**Offers Over £450,000**

THE AREA'S LEADING ESTATE AGENCY







A stunning and significantly extended four-bedroom semi-detached family home, set within a quiet and family-friendly cul-de-sac just a short distance from Heald Green Village, popular schools, the train station. & Manchester airport. This beautifully modernised property has undergone a comprehensive transformation over the past five years, showcasing high-quality finishes, premium fixtures, and a layout designed with contemporary family living in mind.

## Property details

- Quiet cul-de-sac near Heald Green Village & train station
- Fully renovated with premium finishes.
- Stylish hall with glass balustrade, WC & storage.
- Bay-fronted lounge with custom blinds.
- Stunning open-plan kitchen/family room.
- Bi-fold doors, underfloor heating & Velux skylights.
- Hi-spec Neff kitchen with island & media wall.
- Separate utility room.
- Four bedrooms, luxury en-suite & modern bathroom.
- South-west garden with artificial lawn & stone patio.



## About this property

Step inside to a welcoming entrance hall featuring a striking new staircase with glass balustrade, sleek fitted storage, a convenient under-stairs WC and provides integral access to a secure storage area, complete with an electric retracting roller shutter. The charming bay-fronted lounge is finished with bespoke made-to-measure blinds and provides a relaxing environment.

The heart of the home is the open-plan kitchen, dining, and family room - a true centrepiece designed for both comfort and entertaining. This sociable space enjoys underfloor, cosy toes, heating, electric Velux skylights, and impressive bi-folding doors that open seamlessly onto the southwest-facing rear garden. The living area includes a custom-built media wall with integrated storage and shelving, adding both function and flair.

The high-specification kitchen is equipped with a full suite of integrated Neff appliances including an oven, combination grill & microwave, warming drawer, WiFi-enabled coffee machine, dishwasher, and five-point induction hob. Sleek worktops, a matching central island with storage, and a cleverly hidden bin cupboard complete the space. A separate utility area provides additional practicality.

Upstairs, the bay-fronted master bedroom features bespoke blinds and a luxurious en-suite shower room with walk-in enclosure, stylish tiling, and quality fittings. Bedroom two is a spacious double with attractive panelled walls, while two further well-proportioned bedrooms sit within the extended part of the home. A modern family bathroom, finished with vanity basin, and underfloor heating, services the additional bedrooms. Both the bathroom & en-suite feature Roca/Laufen fittings.

Additional features include a fully boarded loft with pull-down ladder, Nest heating system, and a full house alarm system.

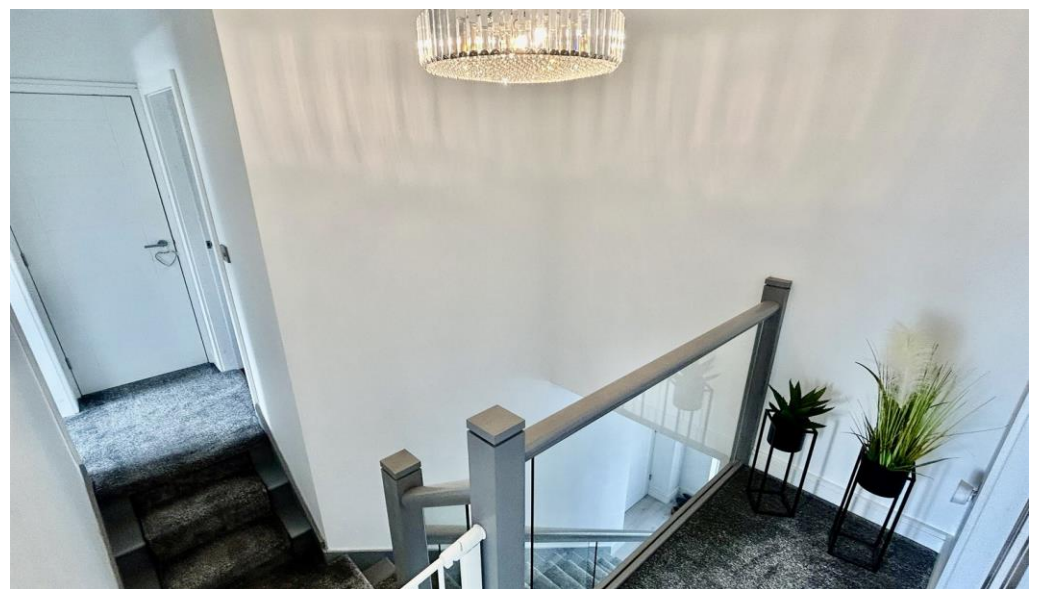
Externally, the property enjoys a private southwest-facing rear garden, laid entirely with low-maintenance artificial lawn and complemented by a generous Indian stone patio ideal for outdoor dining and entertaining.

















## DIRECTIONS

SK8 3QN

## COUNCIL TAX BAND

C

## 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		84 B
69-80	C		
55-68	D	67 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

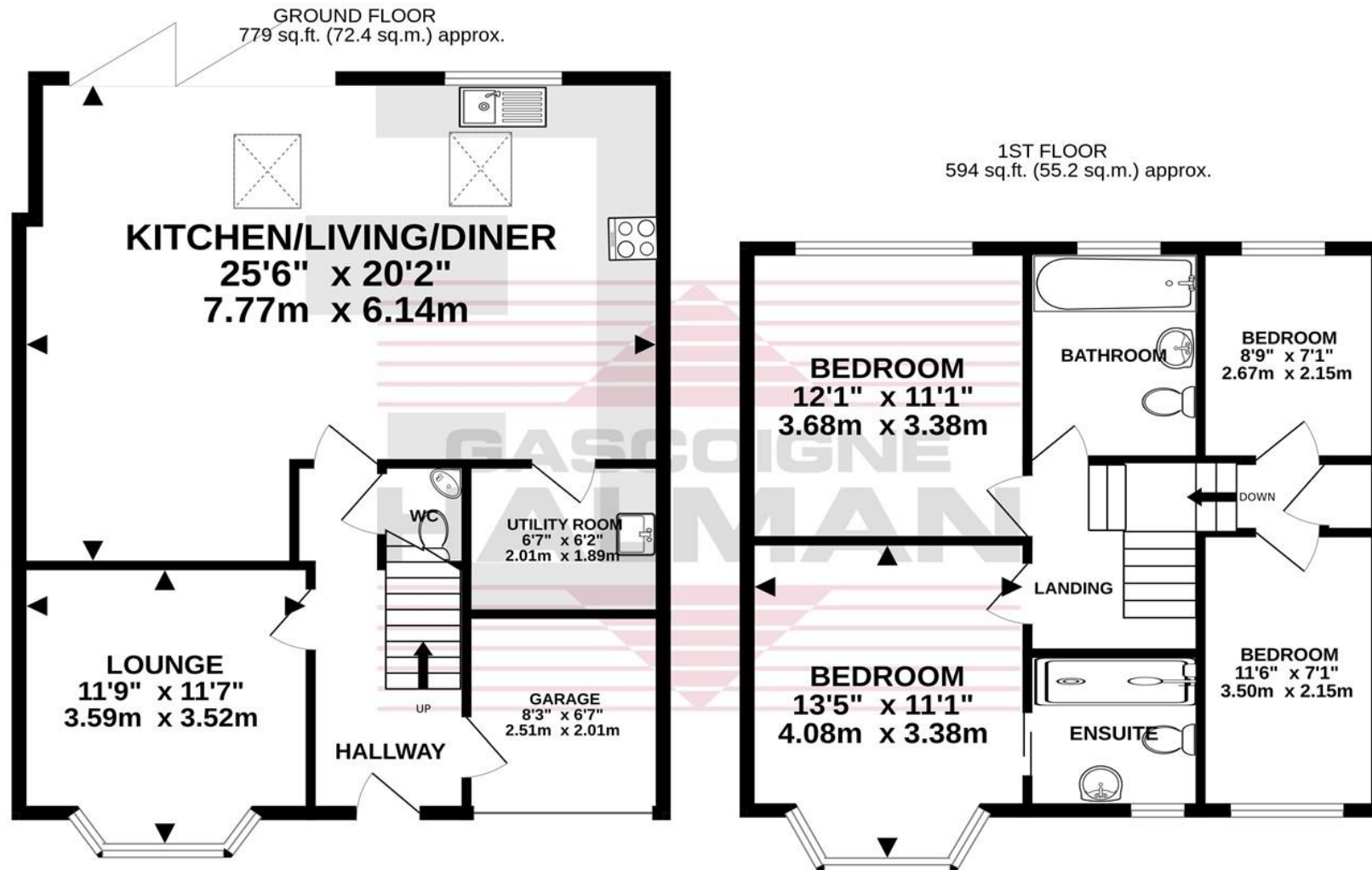
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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**TOTAL FLOOR AREA : 1374 sq.ft. (127.6 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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