



**GASCOIGNE
HALMAN**

Frances Street, Cheadle, Stockport
Offers Over £300,000

THE AREA'S LEADING ESTATE AGENCY



A charming two-bedroom mid-terrace home, perfectly positioned on a quiet, picturesque street just a short stroll from Cheadle Village - ideal for first-time buyers and offered with no onward chain.

Property details

- Quiet, picturesque street near Cheadle Village
- Ideal first home with no onward chain
- Off-road parking to the front.
- Two spacious reception rooms with original features
- Bright galley kitchen and modern bathroom
- Two generous double bedrooms
- Useful cellar for storage or potential conversion
- Courtyard garden with views over Diamond Jubilee Park



About this property

This attractive property offers a fantastic opportunity to step onto the property ladder, combining character features with everyday comfort and practicality. With off-road parking, two reception rooms, a galley-style kitchen, and a private courtyard garden backing onto Diamond Jubilee Park, it ticks all the right boxes for a first home.

Inside, you're greeted by a bright entrance hall with a recently upgraded composite front door. Two well-sized reception rooms retain their original pine doors and feature stylish made-to-measure shutters, giving a cosy yet contemporary feel. The kitchen is well equipped and neatly arranged, ideal for those starting out.

Upstairs, you'll find two generous double bedrooms and a clean, modern three-piece bathroom with white tiling. Additional benefits include a modern combi boiler and a single-chambered cellar, offering excellent storage and potential for future use.

Outside, the low-maintenance rear courtyard enjoys an open aspect over Diamond Jubilee Park, offering a peaceful spot to unwind.

With its blend of charm, space, and convenience - and just minutes from local shops, cafes, and transport links - this move-in ready home is a fantastic first step into homeownership.

Early viewing recommended!





DIRECTIONS

SK8 2AL

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		81 B
69-80	C		
55-68	D	68 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?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

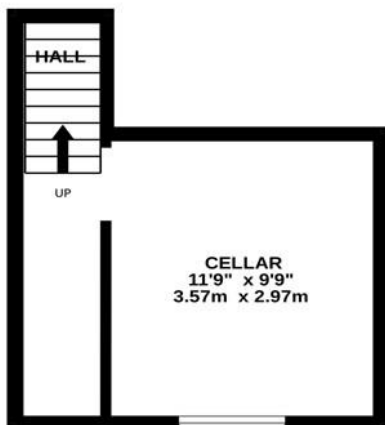
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

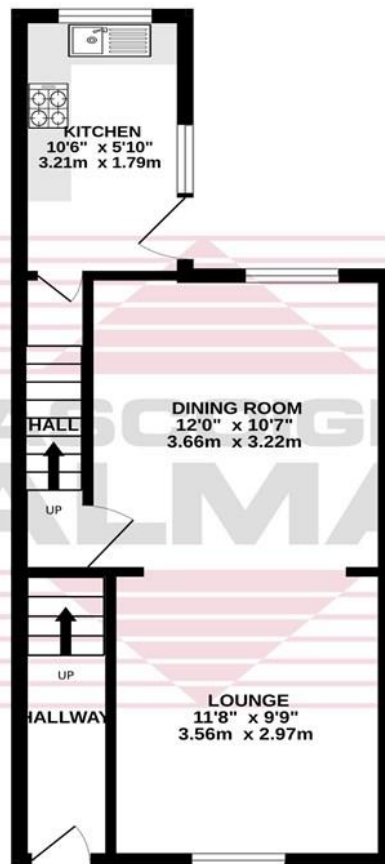
No

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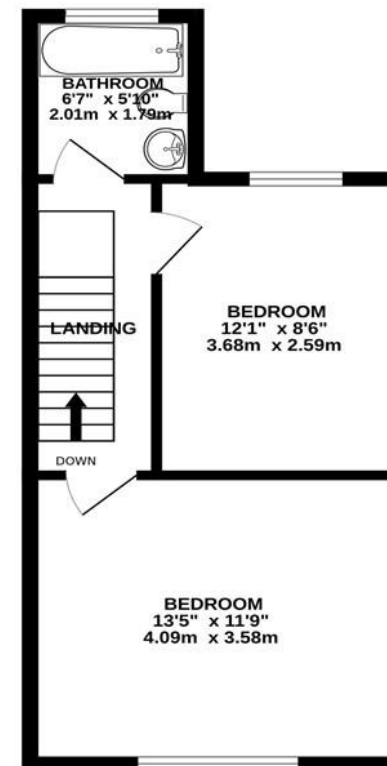
BASEMENT
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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 as to their operability or efficiency can be given.
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