



**GASCOIGNE
HALMAN**

Westwood Road, Heald Green, Stockport
Asking Price £475,000.00

THE AREA'S LEADING ESTATE AGENCY



Offered for sale with no onward chain, this exceptional extended family home is beautifully presented throughout and ready to move straight into. Perfectly positioned close to Heald Green Village, popular schools and everyday amenities, this is a property that offers both style and practicality for growing families.

Property details

- Offered with no onward chain - move in with ease
- Stunning entrance hall with glass balustrade & LED-lit staircase.
- Spacious bay-fronted lounge, separate dining room & large conservatory.
- Flexible playroom/snug or home office plus ground floor WC.
- High-spec kitchen with integral appliances & fully equipped utility/second kitchen.
- Four generous bedrooms & all with fitted wardrobes.
- Stylish en suite to main bedroom & luxury four-piece family bathroom with jacuzzi bath.
- Ample driveway parking and a well-maintained rear garden with patio & large store.



About this property

Step inside to a bright and welcoming entrance hall, featuring a stunning staircase with glass balustrade and LED lighting - a real showpiece that sets the tone for the rest of the home. To the front, the spacious bay-fronted lounge provides a cosy yet elegant space to relax. There's also a separate dining room, perfect for family meals and entertaining, which leads on to a large conservatory offering lovely views and access to the rear garden.

A further versatile reception room functions brilliantly as a playroom, home office or snug, while a downstairs WC adds extra convenience. At the heart of the home is a magnificent modern kitchen fitted with high-quality units and integral appliances. A separate utility room offers the rare bonus of functioning as a second fully equipped kitchen - ideal for larger families or entertaining, with direct access to the garden.

Upstairs, the main bedroom features stylish fitted wardrobes and a sleek en-suite shower room. There are three further generously sized bedrooms, each with fitted storage, and a luxurious family bathroom complete with a four-piece suite, including a large jacuzzi bath and separate shower cubicle.

Outside, the front of the property provides ample off-road parking, while the rear garden is a fantastic family-friendly space - laid mainly to lawn with a paved patio and a large garden store, perfect for outdoor toys or tools.

This is a truly outstanding home that offers flexible living space and high-quality finishes throughout - internal viewing is essential to fully appreciate what's on offer.









DIRECTIONS

SK8 3JW

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		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

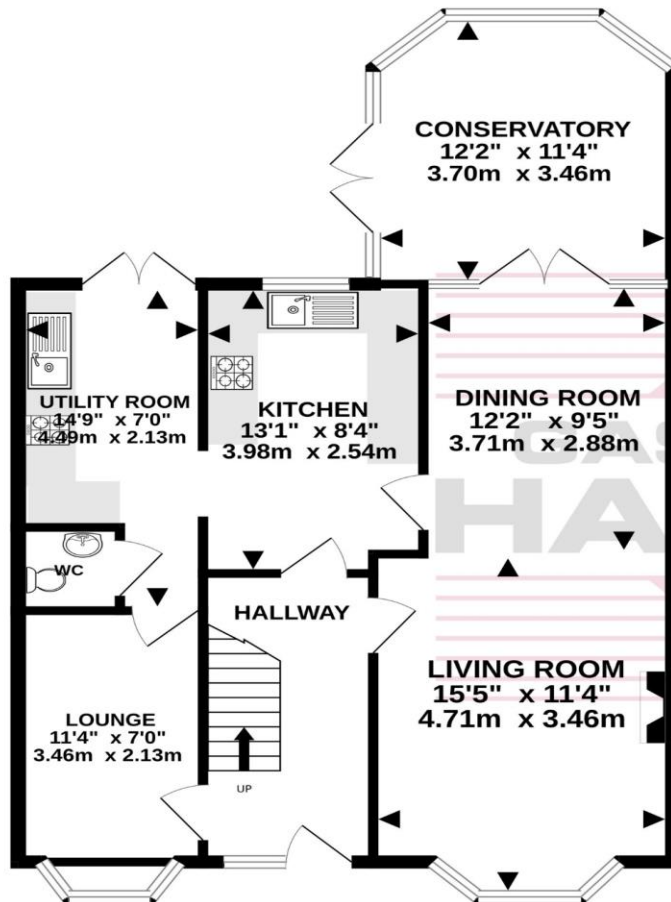
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

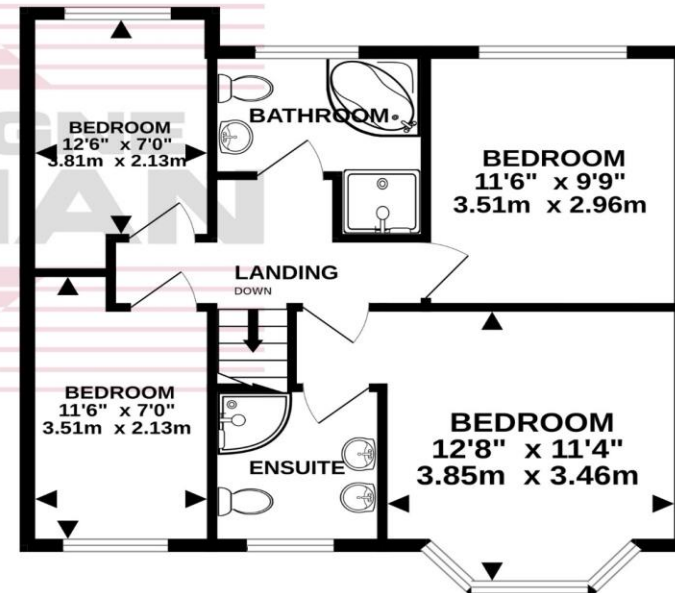
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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