



**GASCOIGNE  
HALMAN**

Silverdale Road, Gatley, Gatley  
Offers Over £525,000.00

THE AREA'S LEADING ESTATE AGENCY







Set on a generous corner plot within the ever-popular Lakes Estate in Gatley, this well-presented three-bedroom extended detached home offers an ideal setting for family life. Perfectly positioned for excellent transport links, local amenities, and well-regarded schools, this property combines convenience with comfort.

## Property details

- Generous corner plot in the popular Lakes Estate, Gatley.
- Extended detached home.
- Contemporary open-plan kitchen/dining room with air conditioning.
- Spacious bay-fronted lounge, also with air conditioning.
- Three well-proportioned bedrooms and two modern bathrooms.
- Large Indian stone driveway for multiple vehicles.
- Private rear garden with astro turf and paved areas.
- Planning history for further extension and recently fitted roof.



## About this property

Stepping inside, you're welcomed by an entrance vestibule leading to a bright hallway with useful under-stairs storage. The bay-fronted sitting room provides a cosy retreat for family time, while the contemporary kitchen-diner is a fantastic hub of the home - ideal for everyday living and entertaining. The space benefits from modern fittings and plenty of natural light. The ground floor also includes a stylish bathroom with freestanding luxury bath and an integrated garage offering valuable storage or potential to convert.

Upstairs, there are three well-proportioned bedrooms, perfect for growing families, along with a modern family shower room. The home is further enhanced by UPVC double glazing and gas central heating throughout, with air conditioning in both the kitchen and lounge for year-round comfort.

Outside, the property continues to impress. A substantial Indian stone driveway provides parking for multiple vehicles, while the private rear garden offers a safe and low-maintenance space for children to play or for outdoor dining - featuring both paved and artificial grassed areas enclosed by wooden fencing.

Additional highlights include a recently installed roof and previous planning permission for a substantial extension, offering exciting potential to further increase the living space (subject to planning permission).

Early viewing is highly recommended to fully appreciate the space, location, and future potential this fantastic family home has to offer.











## DIRECTIONS

SK8 4QR

## COUNCIL TAX BAND

D

## 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		83 B
69-80	C	71 C	
55-68	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?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

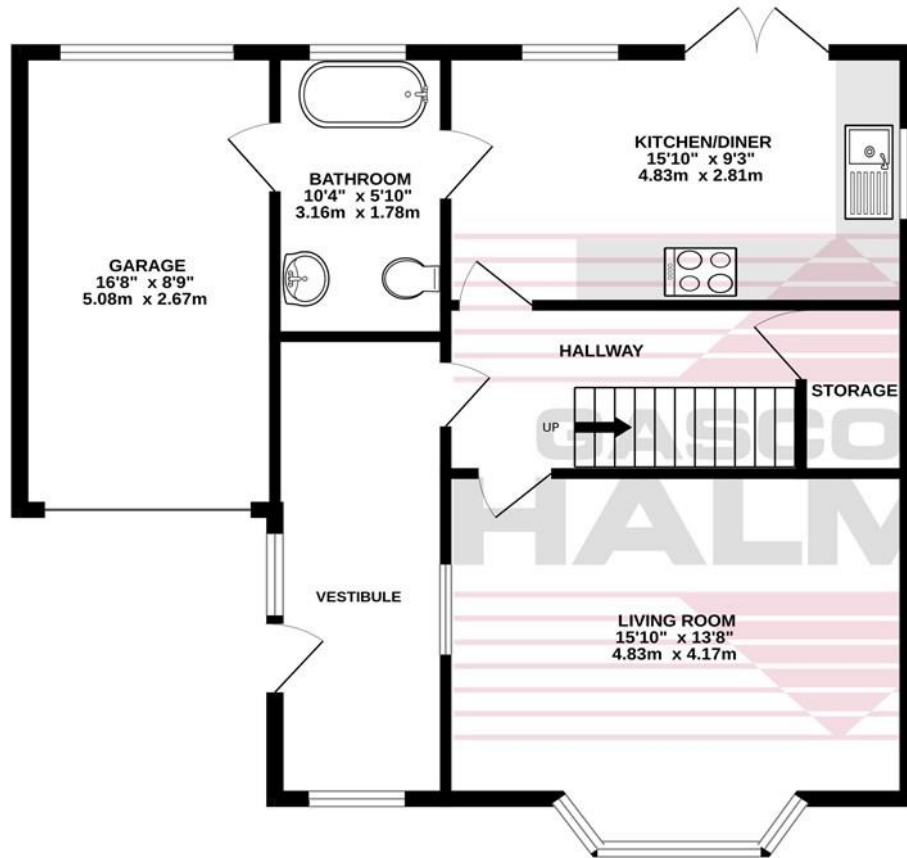
None

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

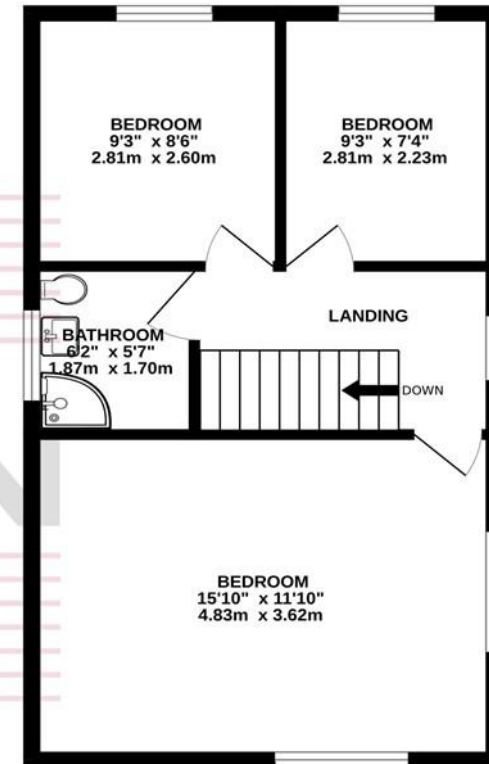
No

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GROUND FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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