



**GASCOIGNE
HALMAN**

Green Walk, Gatley, Stockport
Asking Price £499,950.00

THE AREA'S LEADING ESTATE AGENCY



This exceptional semi-detached property has been completely transformed, boasting a high-spec extended kitchen, luxurious bathrooms with underfloor heating, and a spacious lounge/dining area. With brand-new plumbing, windows, and no vendor chain, this move-in-ready home is just a short walk from Gatley's shops, station, and schools. A must-see for modern family living!

Property details

- **Extended Kitchen:** A beautifully designed space with premium fixtures, integrated appliances, and a layout ideal for both everyday living and entertaining.
- **Ground Floor Wet Room:** Featuring underfloor heating and contemporary finishes, this high-specification addition enhances convenience and style.
- **Spacious Living and Dining Area:** A light-filled, versatile space with elegant feature lighting, perfect for family living and entertaining.
- **New Porch and Entrance Hall:** The property welcomes you through a newly added porch into a bright hallway, complemented by a bespoke staircase.
- **Four Generously Sized Bedrooms:** Each bedroom on the first floor has been thoughtfully finished, offering comfort and style for the whole family.
- **Designer Family Bathroom:** A sleek, modern bathroom with underfloor heating and matching finishes that echo the sophistication of the wet room.



About this property

Nestled in the heart of Gatley, this beautifully renovated four-bedroom semi-detached home offers an exceptional standard of modern living. Located within a short distance of the village's shops, train station, and highly regarded schools, the property also benefits from excellent transport links, making it ideal for families and commuters alike.

The home has been thoughtfully redesigned from top to bottom, with meticulous attention to detail and done to Norwegian building standards. A standout feature is the extended kitchen, a stunning space fitted with premium fixtures, integrated appliances, and a layout that effortlessly balances style and practicality. The spacious lounge and dining area is perfect for family life and entertaining, enhanced by elegant feature lighting. The ground floor also includes a luxurious wet room, finished to a high specification with underfloor heating, adding a touch of everyday convenience.

Upon entering through the brand-new porch, you are welcomed into a bright hallway with a bespoke staircase, setting the tone for the rest of the home. Upstairs, four generously proportioned bedrooms provide ample space for the entire family. The modern family bathroom mirrors the quality of the wet room, complete with underfloor heating and sleek, contemporary finishes.

Every aspect of this property has been upgraded to Norwegian standards ensuring it is both stylish and future-proofed. The renovations include new plumbing, drainage, and a state-of-the-art boiler system, along with brand-new windows for improved energy efficiency. Additional features include a practical under-stair laundry space, a loft for extra storage, and a wraparound garden and driveway.

Decorated and finished to an exceptional standard throughout, this property is truly ready to move into. Combining superior craftsmanship with modern design, it presents a rare opportunity to own a home of this caliber in one of Gatley's most desirable locations. Viewing is highly recommended to fully appreciate all this home has to offer.





DIRECTIONS

SK8 4BN

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		84 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

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

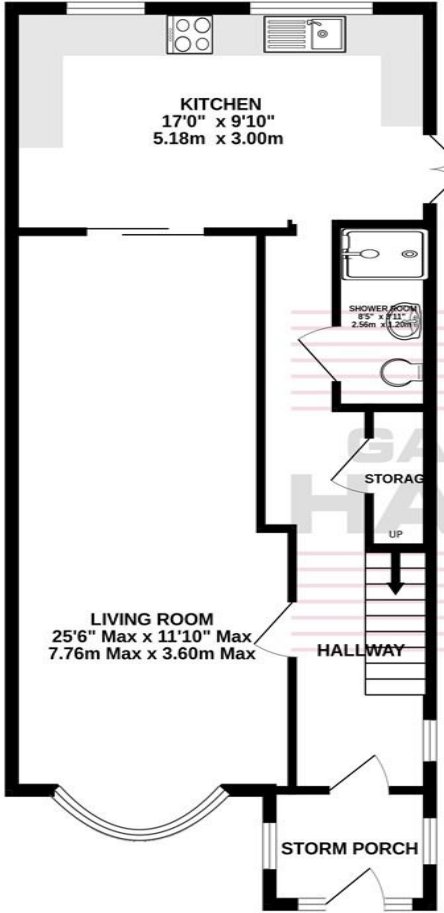
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

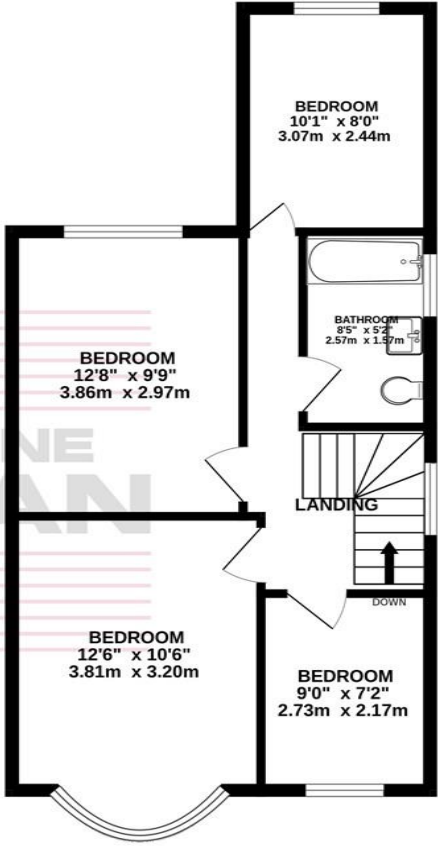
No

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
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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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