



**GASCOIGNE  
HALMAN**

Altrincham Road, Gatley, Stockport  
Asking Price £625,000.00

THE AREA'S LEADING ESTATE AGENCY



**A Stunning Family Home with Expansive South-Facing Garden Just Moments from Gatley Village | Perfectly positioned on a prominent road just a short stroll from Gatley Village, this beautifully extended three-bedroom semi-detached home offers the ideal balance of character, space, and practicality - everything a growing family could need.**

## Property details

- Prime location just a short walk to Gatley Village and train station.
- Extended three-bedroom semi-detached ideal for family living.
- Striking 26ft family room with bi-fold doors to sunny patio.
- Generous frontage with ample off-road parking.
- Stunning south-facing garden with mature trees and patio areas.
- Sociable open-plan kitchen with Corian worktops and central island.
- Integrated dishwasher plus space for range cooker & American fridge.
- Two spacious reception rooms offering versatile family spaces.
- Stylish bathroom with separate walk-in shower and WC.
- Handy utility area and internal access to integral garage.



## About this property

Boasting an impressive frontage with ample off-road parking, the property immediately impresses, but it's the substantial rear garden and thoughtfully designed interior that truly set this home apart.

Step inside via the handy entrance porch into a welcoming reception hallway, where a practical under-stairs WC gives an early hint of the home's family-friendly appeal. Two spacious reception rooms provide versatile living spaces - the front room currently serves as a dining room, while the rear room is used as a playroom with direct access to the garden through patio doors.

The heart of the home is undoubtedly the extended open-plan dining kitchen - a superbly sociable space featuring sleek units, Corian worktops and matching central island. There's space for a range cooker and American-style fridge-freezer, while the built-in dining area, skylights, and adjoining utility room all add to the kitchen's appeal and functionality. Internal access to the integral garage is also provided.

Flowing seamlessly from the kitchen is a magnificent 26ft family room - the perfect spot for entertaining or relaxing, complete with bi-folding doors that open onto a patio, creating an effortless indoor-outdoor lifestyle.

Upstairs, the home continues to impress with three well-proportioned bedrooms which are all served by a stylish family bathroom with a separate walk-in shower and bath, along with an additional, separate WC.

Outside, the rear garden is nothing short of spectacular. South-facing and significantly larger than average, it features a patio area, well-stocked borders, mature trees offering privacy and greenery - a true outdoor haven for children and adults alike.

This is a rare opportunity to secure a truly special home in a sought-after location within close proximity to Gatley's shops, schools and train station. Early viewing is strongly recommended.













## DIRECTIONS

SK8 4EG

## COUNCIL TAX BAND

D

## TENURE

## 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             | 74 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

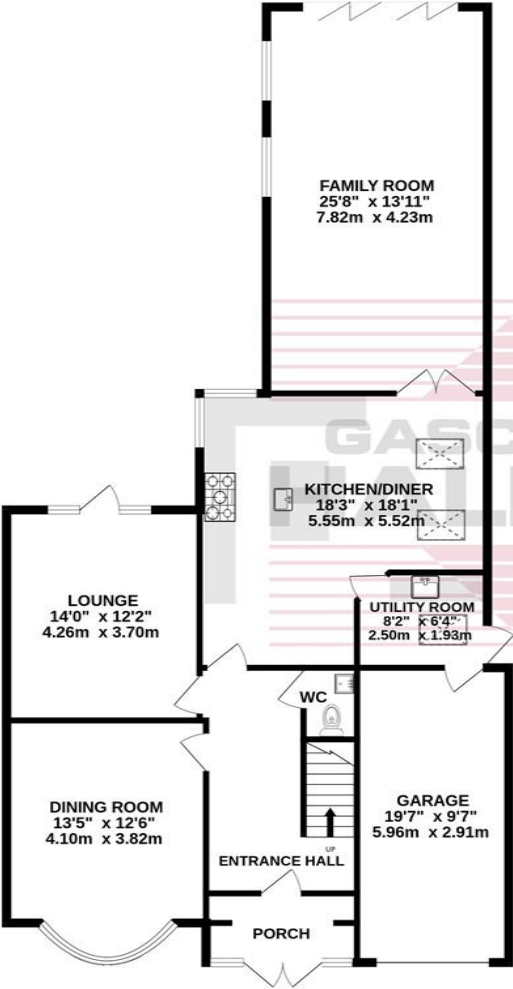
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

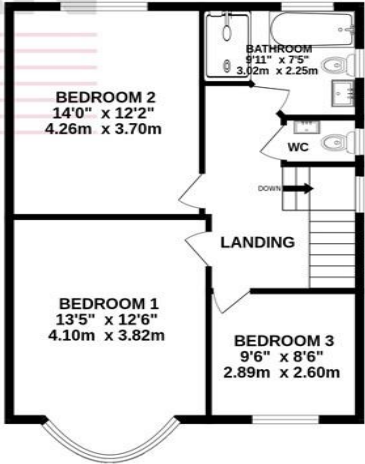
No

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GROUND FLOOR  
1413 sq.ft. (131.2 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 2031 sq.ft. (188.7 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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