



**GASCOIGNE  
HALMAN**

Birdhall Road, Cheadle Hulme, Cheadle  
**£230,000.00**

THE AREA'S LEADING ESTATE AGENCY







Situated in a popular and well-connected area, this beautifully presented 2-bedroom terraced home offers comfortable living with excellent access to local amenities, schools, and transport links. The property features a cozy lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a sizeable family bathroom. Outside, you'll find a private rear garden ideal for relaxing or entertaining.

Ideal for first-time buyers, downsizers, or investors alike - a must-see opportunity in the heart of Cheadle.

## Property details

- Sought after location
- Close to reputable schools, shops, parks, and other local amenities
- Two generously sized bedrooms
- Ideal for first time buyers
- Modern fitted kitchen



## About this property

The property features a living room, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish family bathroom. Outside, you'll find a private rear garden ideal for relaxing, entertaining, or enjoying outdoor dining during the warmer months.

Tastefully maintained throughout, this home offers a perfect blend of character and modern convenience. Whether you're a first-time buyer looking to step onto the property ladder, a downsizer seeking a low-maintenance space, or an investor searching for a solid rental opportunity, this property is sure to appeal. Early viewing is highly recommended.









## DIRECTIONS

SK8 5QE

## COUNCIL TAX BAND

B

## 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		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 the premises

## 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

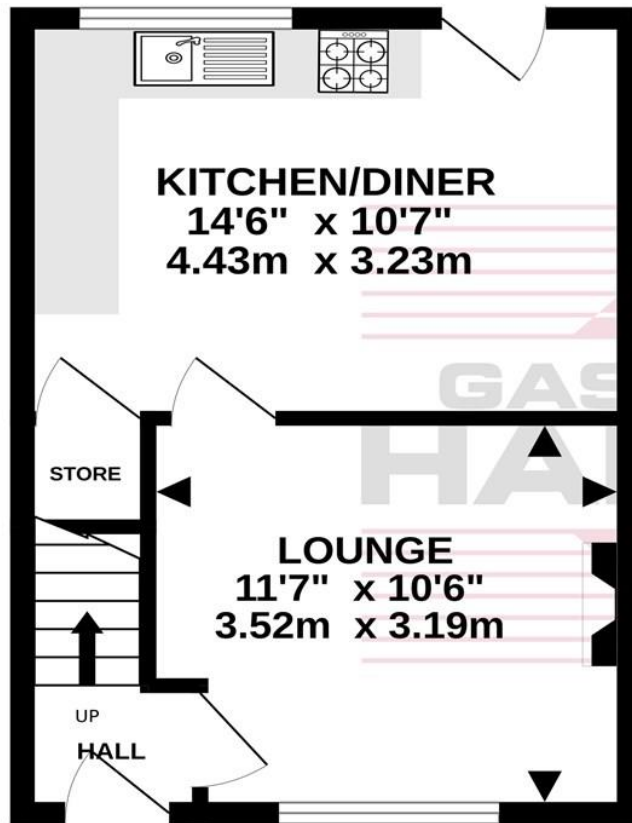
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

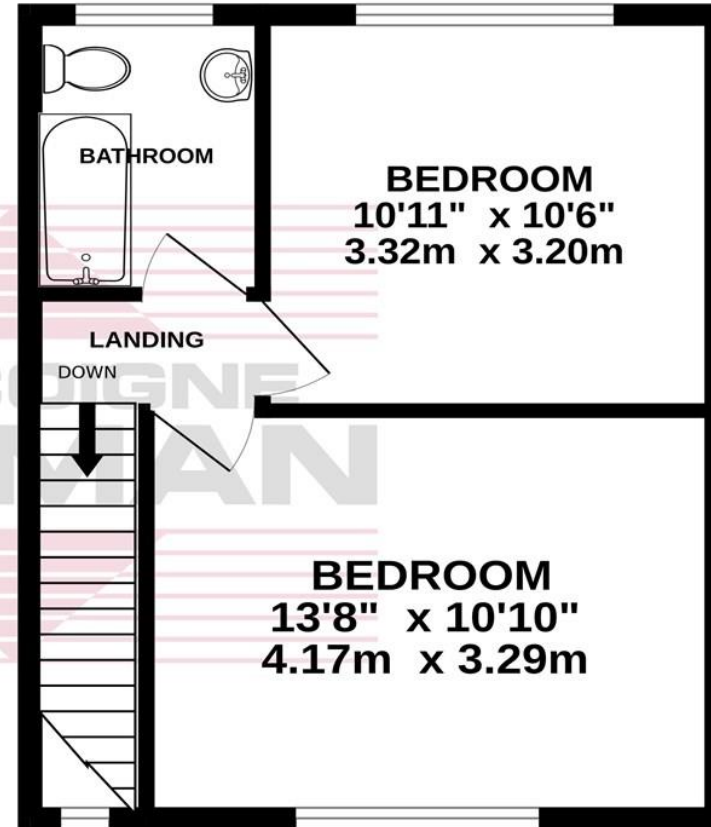
No

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  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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