



**GASCOIGNE
HALMAN**

Waterford Place, Heald Green, Cheadle
Asking Price £450,000.00

THE AREA'S LEADING ESTATE AGENCY



Offered with no onward chain, this spacious and versatile four-bedroom townhouse is ideally situated within an exclusive gated development in the heart of Heald Green - just a short distance from local shops, the doctor's surgery, train station and Manchester Airport.

Property details

- Offered with no onward chain for a smooth and speedy purchase.
- Located in a central Heald Green position close to shops, GP surgery, train station & Manchester Airport.
- Situated within an exclusive gated development with secure electric gates.
- Includes two allocated parking spaces
- Spacious layout with four well-proportioned bedrooms across three floors
- Separate living room and conservatory ideal for entertaining or family life
- Main bedroom with en suite shower room
- Bright glass-fronted landing - perfect as a study or reading area
- Artificially turfed rear garden with shed - low maintenance and practical
- Benefits from gas central heating and uPVC double glazing throughout



About this property

Set within an exclusive development behind secure electric gates with two allocated parking spaces, this modern, versatile home is perfect for families and professionals looking for generous living space in a highly convenient and well-connected location.

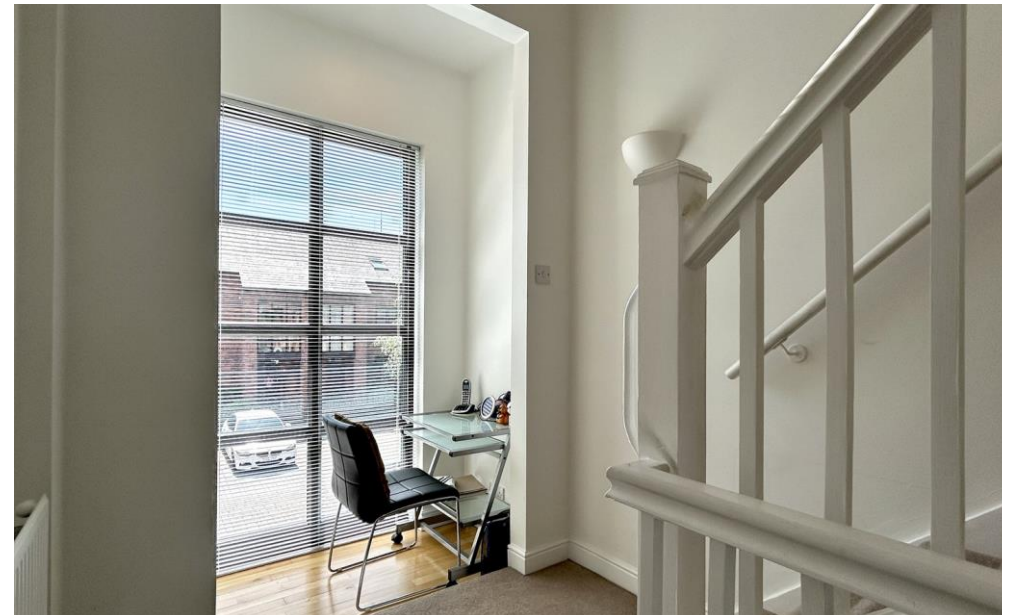
The property offers a flexible layout across three floors. On the ground floor, you'll find a well-appointed fitted kitchen, a handy downstairs WC, a bright and comfortable living room, and a bright conservatory providing an ideal space for dining, relaxing, or entertaining, with access to the artificially turfed rear garden - perfect for low-maintenance outdoor living. A garden shed is also included for added storage.

On the first floor, the spacious main bedroom benefits from an en suite shower room, while a second bedroom and delightful glass-fronted landing area offers the potential for a home office area or reading nook.

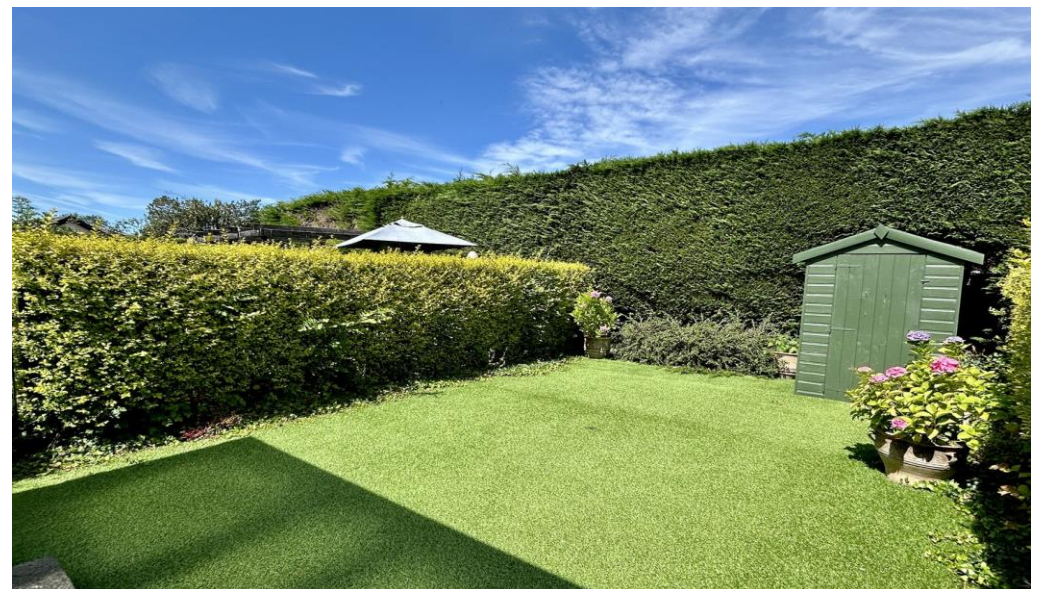
The top floor hosts two further well-proportioned bedrooms and a modern family bathroom with separate shower.

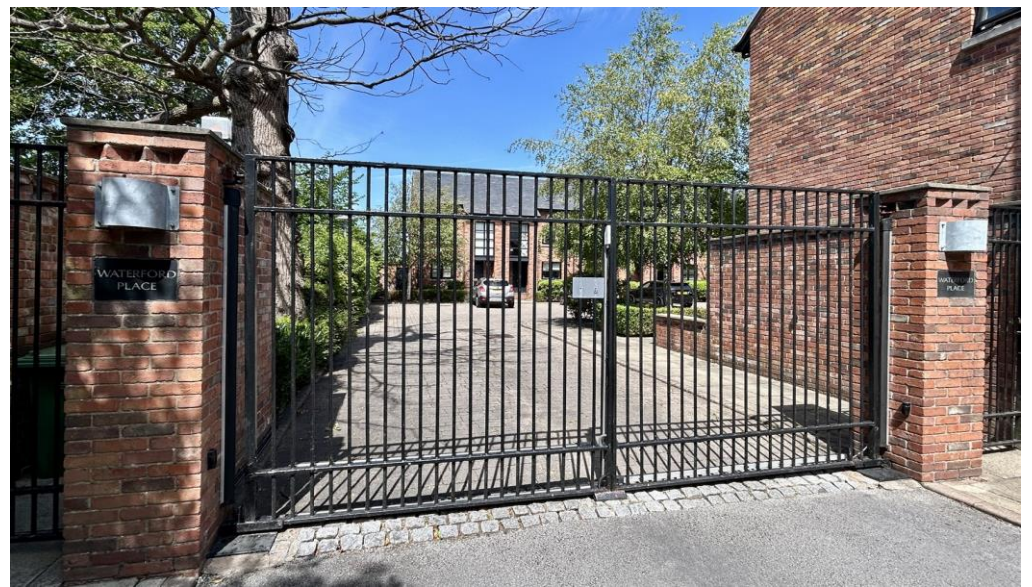
Additional features include gas central heating, uPVC double glazing, and the unique appeal of living in a secure, private development that combines peace of mind with everyday practicality.

Homes in this sought-after development rarely come to market - early viewing is strongly recommended.









DIRECTIONS

SK8 3PR

COUNCIL TAX BAND

E

TENURE

Leasehold 973 yrs remain | Ground rent £80p/y | Service Charge £60p/m.

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		
69-80	C	72 C	78 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?

Yes

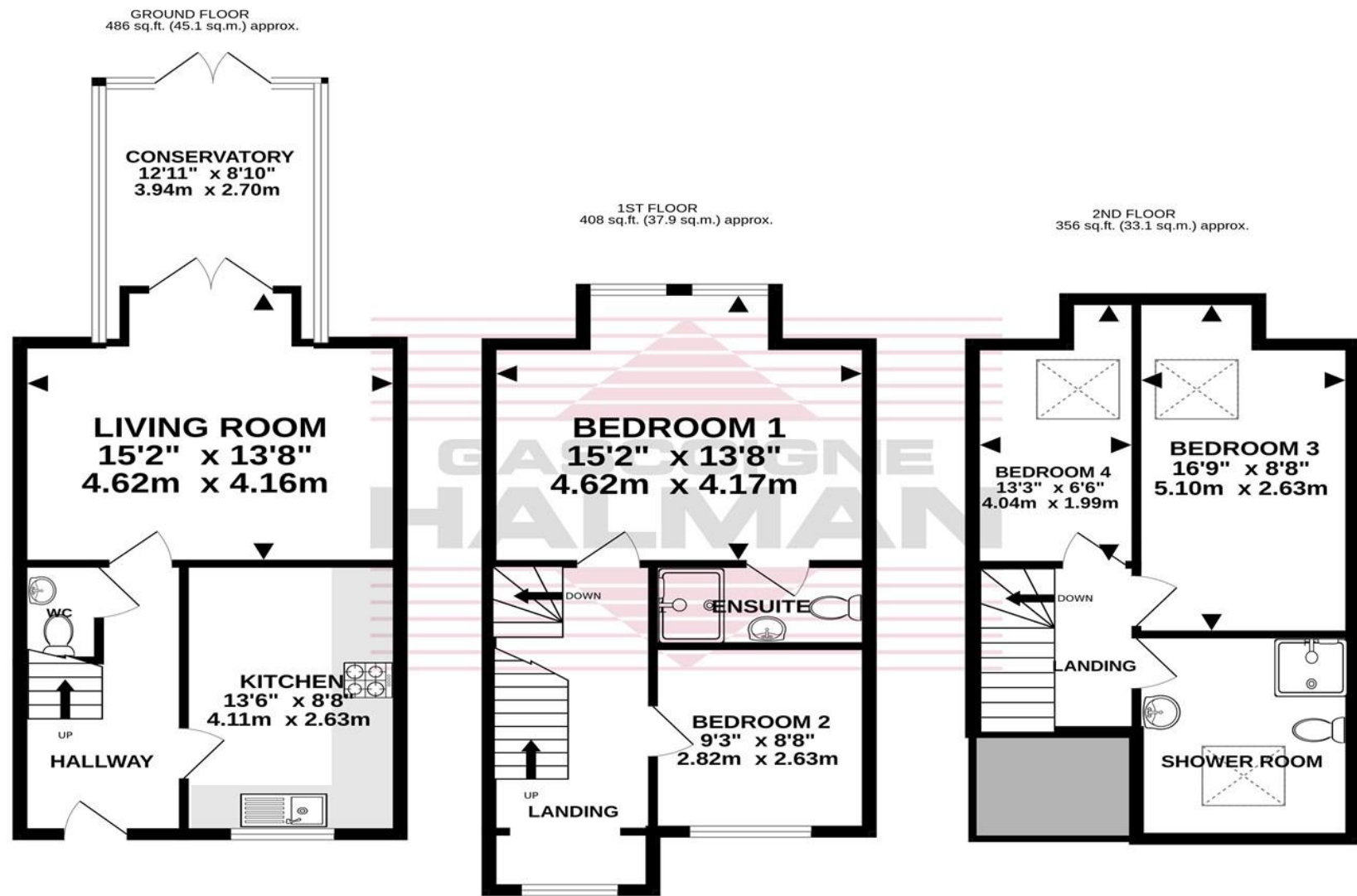
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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