



**GASCOIGNE
HALMAN**

Leyland Avenue, Gatley, Stockport
Offers Over £450,000

THE AREA'S LEADING ESTATE AGENCY



A superbly appointed and recently extended family home, offering spacious and versatile living ideal for modern family life. This beautifully presented property features a sociable open-plan dining kitchen, two generous reception rooms, a convenient downstairs WC, and three well-proportioned bedrooms. Set in a desirable residential area close to Gatley Village, sought - after schools, and excellent transport links including Gatley Station, the home also enjoys a private and well-maintained rear garden complete with decking - perfect for relaxing or entertaining

Property details

- Immaculate condition throughout.
- Thoughtfully extended at the rear.
- Sociable open-plan dining kitchen/ family room.
- Hi-quality kitchen and bathroom
- Sought after residential location close to Gatley Village.
- Conveniently positioned for popular local schools & local transport links.
- New UPVC double glazed windows with new plantation shutters fitted to the front aspect.
- Bespoke carpentry fitted in the living room & family room.



About this property

Situated on the ever-popular Leyland Avenue, this stunning three-bedroom extended semi-detached home offers the perfect balance of character, style, and modern family living. Recently redecorated and enhanced with tasteful upgrades throughout, this home is ready to move straight into.

A warm and welcoming entrance hall sets the tone with a charming stained-glass front door and leads to a practical downstairs WC. To the front, the bay-fronted living room features a newly fitted bespoke window seat and beautiful plantation shutters, creating a cosy yet stylish retreat. To the rear an open-plan heart of the home - a spacious dining kitchen and family area, extended and thoughtfully designed for everyday living and entertaining.

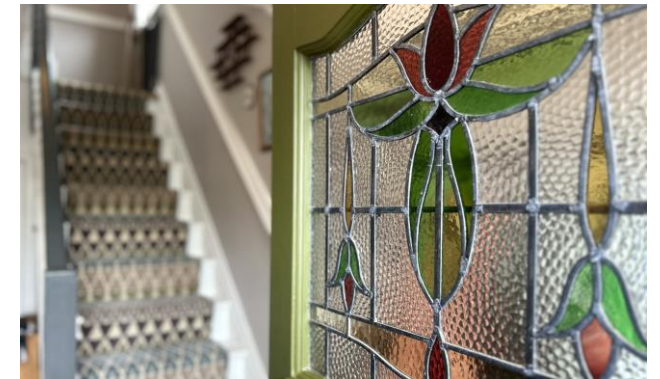
This impressive space features a high-spec integrated kitchen with sleek cabinetry, two skylights bathing the area in natural light, and French doors opening to the rear garden. Bespoke carpentry has been thoughtfully integrated into both the living and family areas this year, providing practical and elegant storage and display solutions.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, finished with quality tiling and fittings. All front-facing windows are dressed with premium plantation shutters for style and privacy.

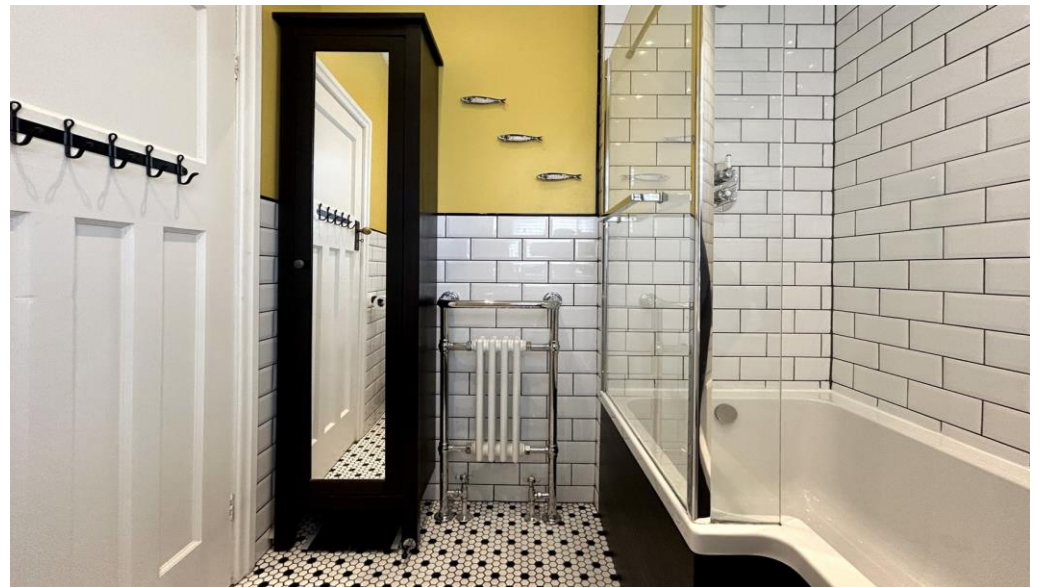
Externally, the home boasts a block-paved driveway with gated side access and a lovely rear garden complete with a decking and patio area - ideal for outdoor dining and play.

A superb family home within easy reach of Gatley village, highly regarded schools, local parks, and excellent transport links including Gatley Train Station and the M60/M56 motorway network.











DIRECTIONS

SK8 4AF

COUNCIL TAX BAND

C

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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas central heating with combi boiler

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Mains Supply

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

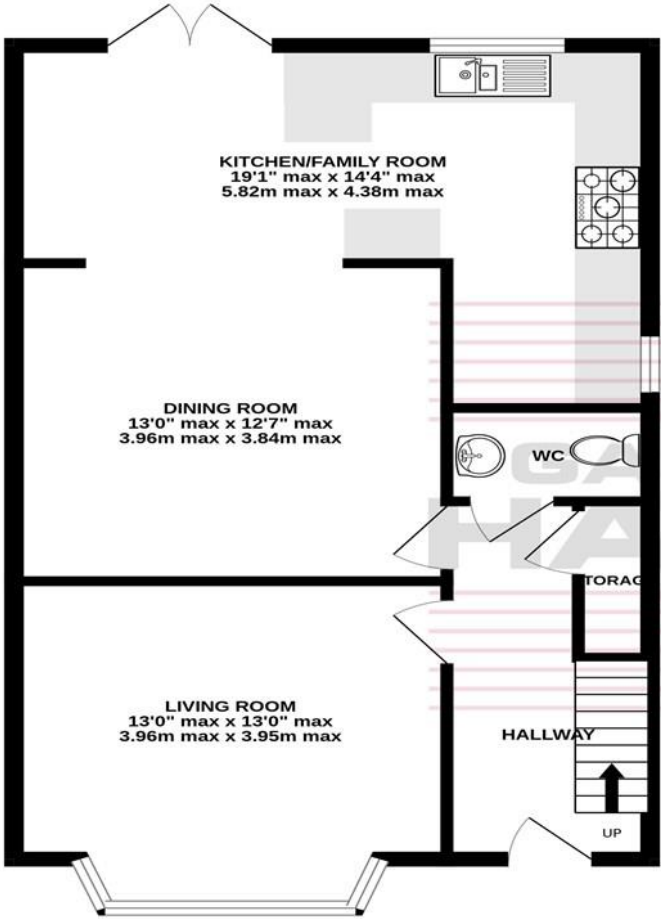
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

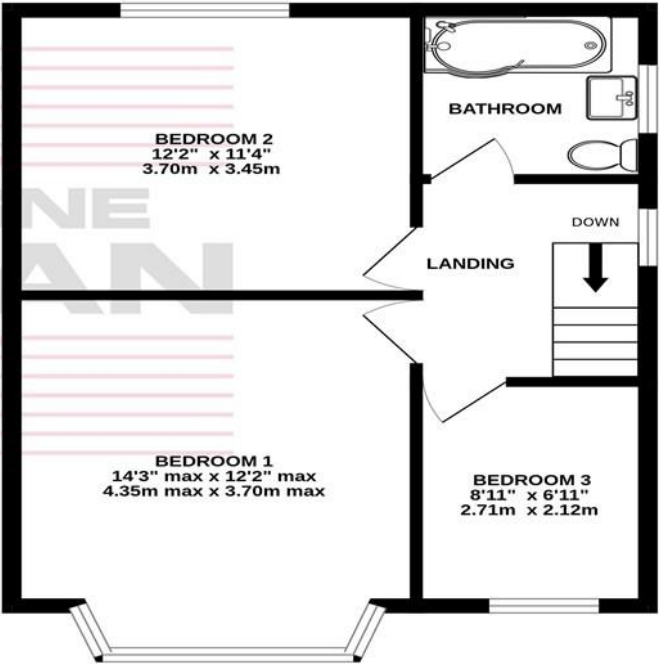
No

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA