



**GASCOIGNE  
HALMAN**

Motcombe Road, Heald Green  
**Asking Price £375,000**

THE AREA'S LEADING ESTATE AGENCY







Set within a generous corner plot in a tucked-away position close to Heald Green, Gatley, and key transport links, this bay-fronted semi-detached property offers well-planned and flexible accommodation across two floors.

## Property details

- Generous corner plot in a quiet, tucked-away position.
- Conveniently located near Heald Green, Gatley & transport links.
- Bay-fronted living room with exposed brick fireplace.
- Open-plan layout with dining area and large conservatory.
- Refitted breakfast kitchen with useful pantry storage.
- Versatile ground floor bedroom suite with ensuite.
- Three well-proportioned bedrooms and modern shower room.
- Corner plot rear garden with decking and mature borders.



## About this property

The ground floor begins with a welcoming entrance hall with tiled flooring, leading through to a spacious open-plan layout. At the front, there is a bay-fronted living room featuring an exposed brick fireplace, which flows into a dining area with double doors opening into a large conservatory. The refitted breakfast kitchen includes useful pantry storage and provides access to the rear garden. A particularly versatile ground floor bedroom suite with ensuite shower room offers additional flexibility - ideal as a guest room, home office or additional living space.

Upstairs, a spacious landing leads to three well-sized bedrooms, with the two largest offering ample room for furniture. The modern shower room has been updated with contemporary fittings and tiling.

Externally, the property benefits from a flagged driveway and a low-maintenance front garden, while the rear offers a generous and private lawned garden with raised decking, mature borders, and fenced boundaries.

Well located and offering adaptable accommodation, this is a home with scope for further improvement in a convenient and established residential setting.











## DIRECTIONS

SK8 3TT

## COUNCIL TAX BAND

D

## TENURE

Leasehold

## 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		79 C
55-68	D	61 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?

No

## SOURCES OF FLOODING

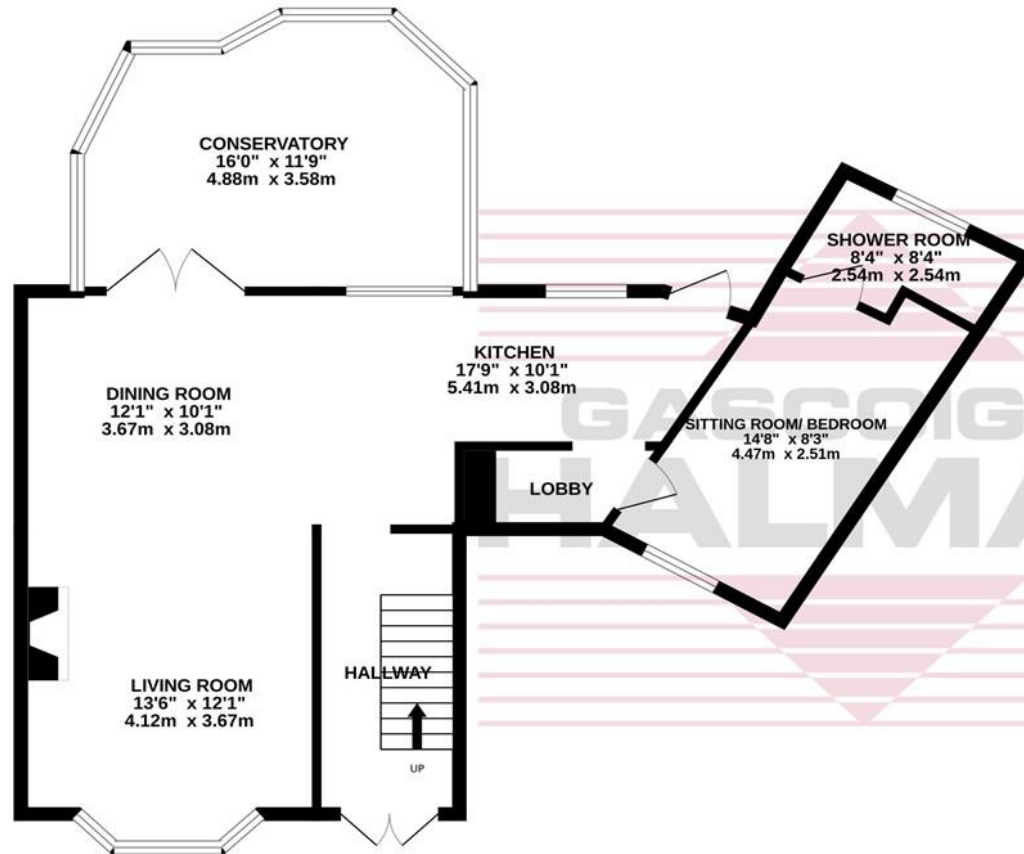
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

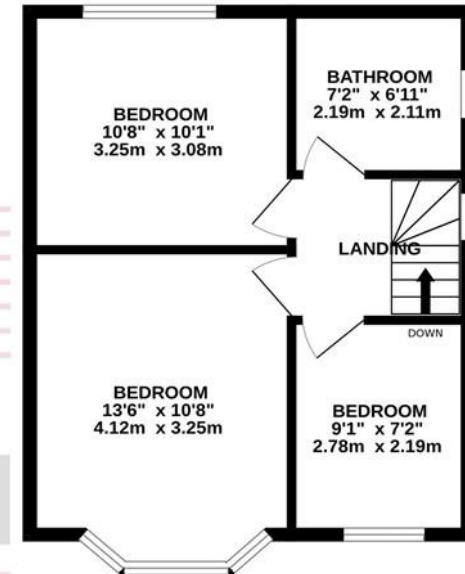
No

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GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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