



**GASCOIGNE
HALMAN**

Mardale Drive, Gatley, Stockport
Asking Price £600,000

THE AREA'S LEADING ESTATE AGENCY



Tucked away in a desirable residential spot near Gatley Village, this impressive four-bedroom, three-bathroom home has been thoughtfully extended to provide generous, flexible living spaces that perfectly suit modern family life. Set on a sizeable plot and offering a well-balanced layout throughout, this is a home to grow into and enjoy for years to come.

Property details

- Extended four-bedroom, three-bathroom family home
- Spacious open-plan living/dining room with conservatory
- Bay-fronted lounge with charming inglenook fireplace
- Large kitchen with range cooker and room to dine
- Principal bedroom with dressing room and en-suite
- Additional en-suite and walk-in shower to fourth bedroom
- Generous wraparound garden, ideal for families
- Prime location near Gatley Village, schools and transport link



About this property

Inside, the spacious entrance hallway sets the tone, with a practical under-stairs WC for added convenience. To the front of the home, a charming bay-fronted lounge with a characterful inglenook offers a cosy space to relax and unwind.

To the rear, the heart of the home unfolds. The large open-plan living and dining area flows effortlessly into a conservatory and features French doors that open onto the wraparound garden - perfect for summer gatherings, family playtime, or simply enjoying the outdoors in a secure, private setting.

Adjacent to this space is a well-appointed kitchen, complete with a range cooker, fitted units, and ample room for family dining. A separate utility room and cloakroom help keep everyday life organised and tucked away from view.

Upstairs, the generous accommodation continues. The principal bedroom is a true sanctuary, featuring its own dressing room and a modern en-suite with walk-in shower. The second double bedroom includes a stylish bay window and fitted wardrobes, while the third bedroom is equally spacious. The fourth bedroom benefits from its own walk-in shower enclosure, and a sleek family bathroom with corner shower completes the upper floor.

Ideally located just a short stroll from local schools, amenities, and key transport links, this outstanding home ticks every box for family buyers seeking space, practicality, and a prime location.









DIRECTIONS

SK8 4AW

COUNCIL TAX BAND

E

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		
69-80	C		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

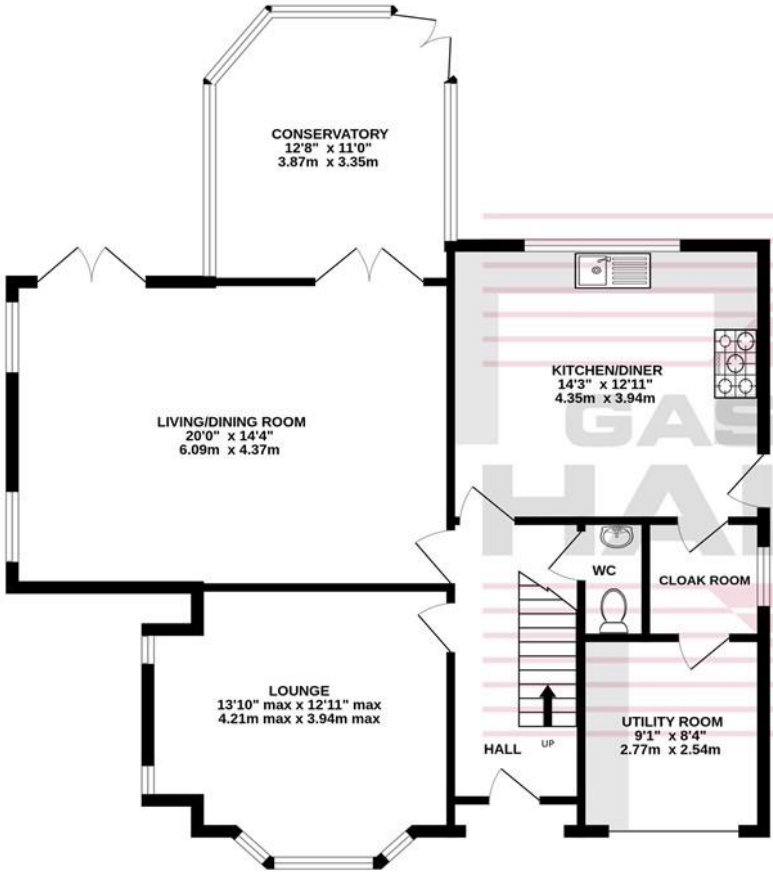
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

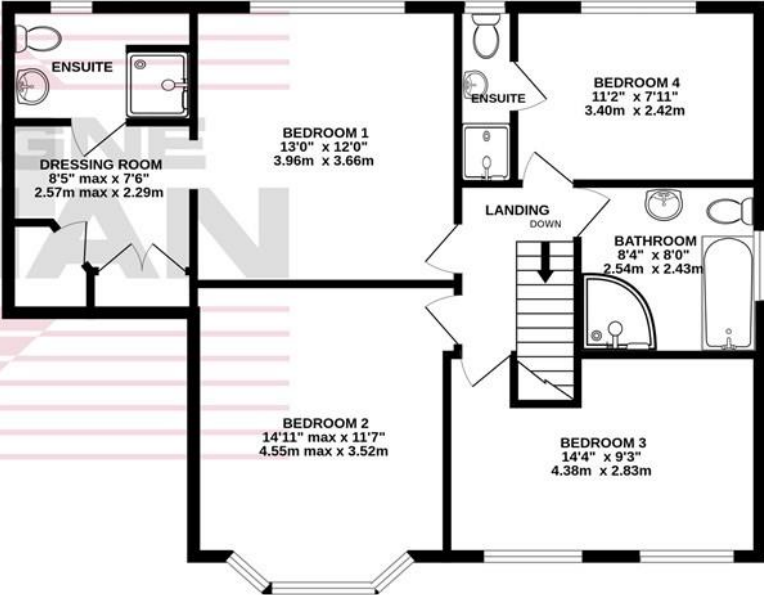
No

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GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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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