



**GASCOIGNE  
HALMAN**

Wilcott Road, Gatley  
**Asking Price £530,000**

THE AREA'S LEADING ESTATE AGENCY



Tucked away at the head of a peaceful cul-de-sac in the ever-popular area of Gatley, this beautifully extended four-bedroom semi-detached home offers the perfect blend of space, style, and convenience for family life. Just a short stroll from Gatley Village - with its range of local shops, cafés, and train station - and within the catchment for the outstanding Gatley Primary School, it's ideally placed for modern family living.

## Property details

- Extended four-bedroom semi in sought-after Gatley
- Peaceful cul-de-sac position close to Gatley Village & train station
- Within catchment for the outstanding Gatley Primary School
- Stunning open-plan kitchen diner with island & integrated appliances
- Utility room & downstairs WC for everyday convenience
- Two spacious reception rooms offering versatile living space
- Impressive bedroom with vaulted ceiling, walk-in wardrobe & en-suite
- Generous corner plot with lawned garden, deck & side patio



## About this property

An attractive block-paved driveway sets a welcoming tone before stepping inside the bright entrance hall, which opens directly into the hub of the home - a stunning, extended open-plan kitchen diner. Fitted with a range of quality units, integrated appliances (including dishwasher and microwave), and a stylish island/breakfast bar, it's designed for both everyday living and entertaining. A utility room and downstairs WC add further practicality, while two spacious reception rooms complete the versatile ground floor layout.

Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom features fitted wardrobes, while a superb bedroom within the extension boasts a vaulted ceiling, skylight, walk-in wardrobe, and en-suite shower room. The remaining rooms are served by a generous four-piece family bathroom with separate bath and shower enclosure.

Occupying a generous corner plot, the property enjoys a large, lawned rear garden, a raised timber deck, and a side patio linking back to the front - perfect for outdoor play and summer gatherings.

An exceptional, well-rounded family home in a sought-after location - early viewing is highly recommended.







## DIRECTIONS

SK8 4DX

## 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

## 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

Copper wire

## 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

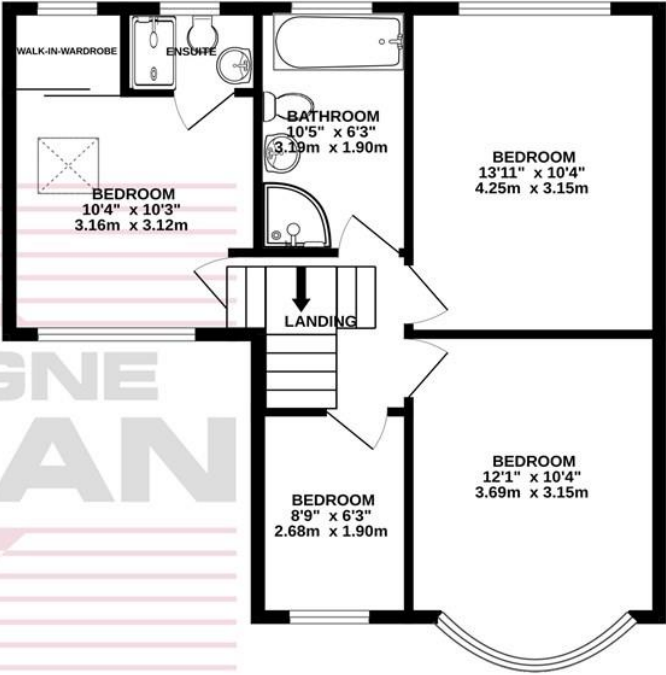
No

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GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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