



**GASCOIGNE
HALMAN**

Councillor Lane, Cheadle Hulme
Asking Price £310,000

THE AREA'S LEADING ESTATE AGENCY



An attractive and modern end mews family home, offering generous and stylish accommodation throughout, including a superb dining kitchen, three well-proportioned bedrooms, and two bathrooms, complemented by the convenience of rear parking for two cars.

Property details

- Attractive modern end mews home in a sought-after location
- Generous and stylish family accommodation throughout
- Spacious living room with a welcoming feel
- Contemporary dining kitchen with oak worktops & French doors
- Three well-proportioned bedrooms
- Master bedroom with en-suite plus family bathroom
- Private rear garden with artificial lawn and patio
- Allocated rear parking for two vehicles



About this property

Ideally positioned within a sought-after location close to Cheadle Hulme and a range of local amenities, this beautifully presented home is perfect for modern living.

The accommodation is arranged around a welcoming entrance hall and features a spacious living room and a contemporary dining kitchen, complete with oak work surfaces and French doors opening onto the rear garden. There is a convenient under-stairs utility area for added practicality. To the first floor, there are three excellent bedrooms, including a master with en-suite shower room, along with a modern family bathroom.

Externally, the property enjoys a private rear garden with artificial lawn and patio, providing the ideal setting for relaxation or entertaining. Additional benefits include allocated rear parking for two vehicles.





DIRECTIONS

SK8 5PN

COUNCIL TAX BAND

C

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		96 A
81-91	B	83 B	
69-80	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

Fibre to cabinet

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

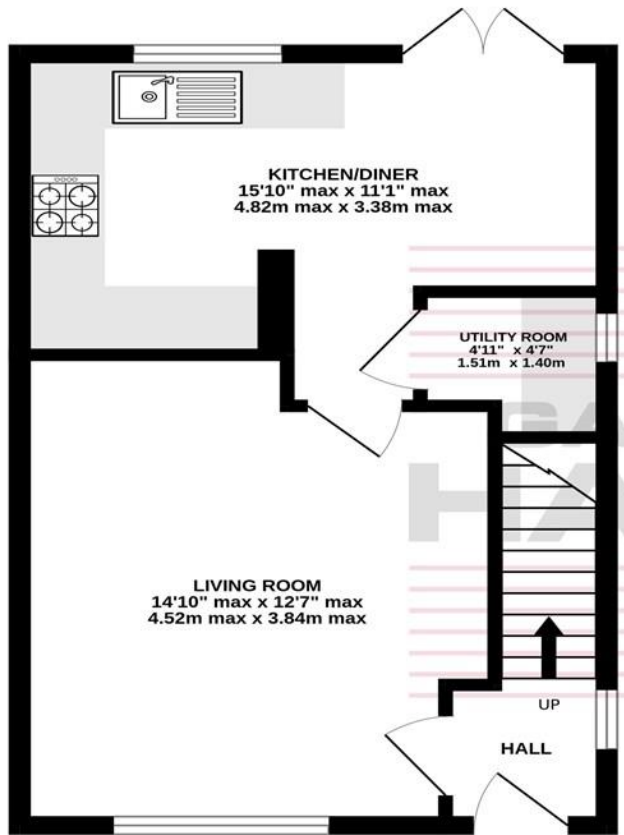
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

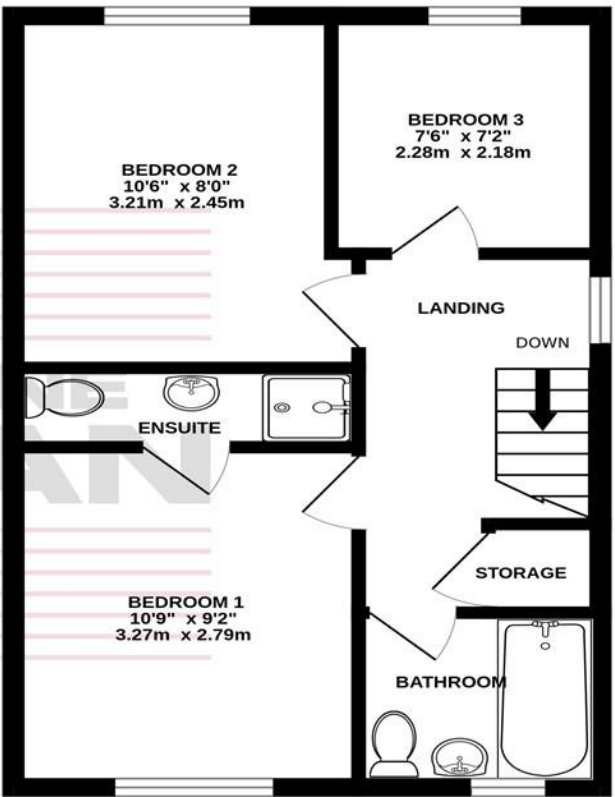
No

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GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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