



**GASCOIGNE
HALMAN**

Grasmere Road, Gatley, Stockport
£425,000.00

THE AREA'S LEADING ESTATE AGENCY



A deceptively spacious four-bedroom bungalow, boasting a superb conservatory with upgraded roof and a versatile garage conversion, set in an elevated position on the ever-popular Lakes Estate with far-reaching views towards Manchester City Centre.

Property details

- Deceptively spacious four-bedroom bungalow on the sought-after Lakes Estate
- Energy efficient solar panels installed on the roof.
- Generous full-width conservatory with upgraded roof, skylights & French doors
- Sociable lounge/diner plus separate shaker-style kitchen
- Three well-proportioned bedrooms plus a versatile garage conversion
- Conversion includes additional bedroom, shower room & utility area
- Driveway parking, lawned front garden and enclosed rear garden with deck
- Offered with no vendor chain for a straightforward move



About this property

Offered for sale with no vendor chain, this well-presented home combines flexible living with generous proportions throughout. A welcoming entrance hall leads into a sociable lounge/diner and through to the impressive full-width conservatory. The conservatory features a solid roof with three skylight windows, creating a bright yet comfortable year-round living space, and French doors opening onto the rear garden.

The separate kitchen is fitted with classic shaker-style units, while the bathroom is finished with fresh white tiling. There are three well-proportioned bedrooms, complemented by a garage conversion providing an additional double bedroom, complete with its own shower room and utility area - ideal for guests, extended family, or a home office.

Externally, the property benefits from a driveway, energy efficient solar panels to the roof, a lawned front garden, and an enclosed rear garden with a timber decking.









DIRECTIONS

SK8 4RG

COUNCIL TAX BAND

D

TENURE

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	69 C	77 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

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

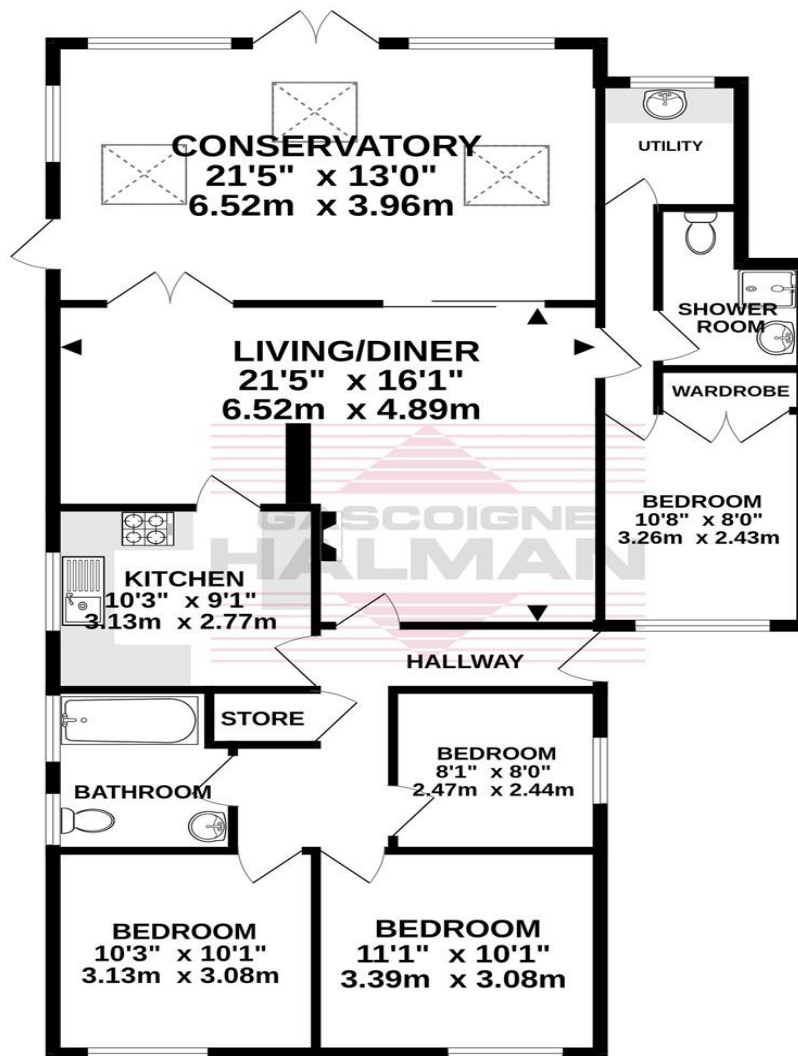
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1264 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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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