



**GASCOIGNE  
HALMAN**

Bannister Drive, Cheadle Hulme, Stockport  
**Asking Price £485,000**

THE AREA'S LEADING ESTATE AGENCY



Ideally situated within catchment for highly sought-after primary and secondary schools, this handsome 1930's three-bedroom semi-detached home has been thoughtfully extended to provide generous, versatile living space perfectly suited to family life. Offered for sale with no vendor chain the property blends modern upgrades with period charm, the property boasts a modern fitted kitchen and bathroom, along with a stunning south/east-facing garden designed to be enjoyed all year round.

## Property details

- Prime location within catchment for highly sought-after primary and secondary schools
- Handsome 1930's semi-detached home with thoughtful extensions
- Stylish kitchen with central island and direct garden access
- Bright extended lounge/diner opening onto a mature south-facing garden
- No onward vendor chain for a smooth sale
- Three well-proportioned bedrooms
- Contemporary newly fitted family bathroom and downstairs shower room/WC
- Garage for storage, off-road parking for two cars, and delightful sunny patios



## About this property

The welcoming entrance porch and hallway set the tone for the accommodation, which includes a practical downstairs WC & shower. The extended lounge/diner provides an inviting family space, filled with natural light and opening directly onto the mature rear garden through double glazed doors. A separate living room offers the perfect setting for relaxing and unwinding, while the extended breakfast kitchen is a real highlight. Fitted with an impressive range of high-gloss white units and a stylish central island, it opens seamlessly onto the sunny patio and garden, making it the true heart of the home.

Upstairs, there are three well-proportioned bedrooms and a sleek family bathroom, finished in a fresh white suite with tiled flooring, completes the first-floor accommodation.

Externally, the property enjoys a beautiful south/east-facing rear garden, attractively stocked with mature planting and featuring two patio areas that provide excellent space for outdoor dining, entertaining, or children's play. An attached garage, currently used as a storage area, sits alongside off-road parking for two cars, while an external electric power supply offers additional convenience.

This wonderful home combines a prime location with stylish interiors and a family-friendly layout, all within walking distance of excellent schools and local amenities. Early viewing is strongly recommended to avoid missing out on this superb opportunity.









## DIRECTIONS

SK8 5DY

## COUNCIL TAX BAND

## 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PRIMARY SOURCE OF HEATING

Gas central heating

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to 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

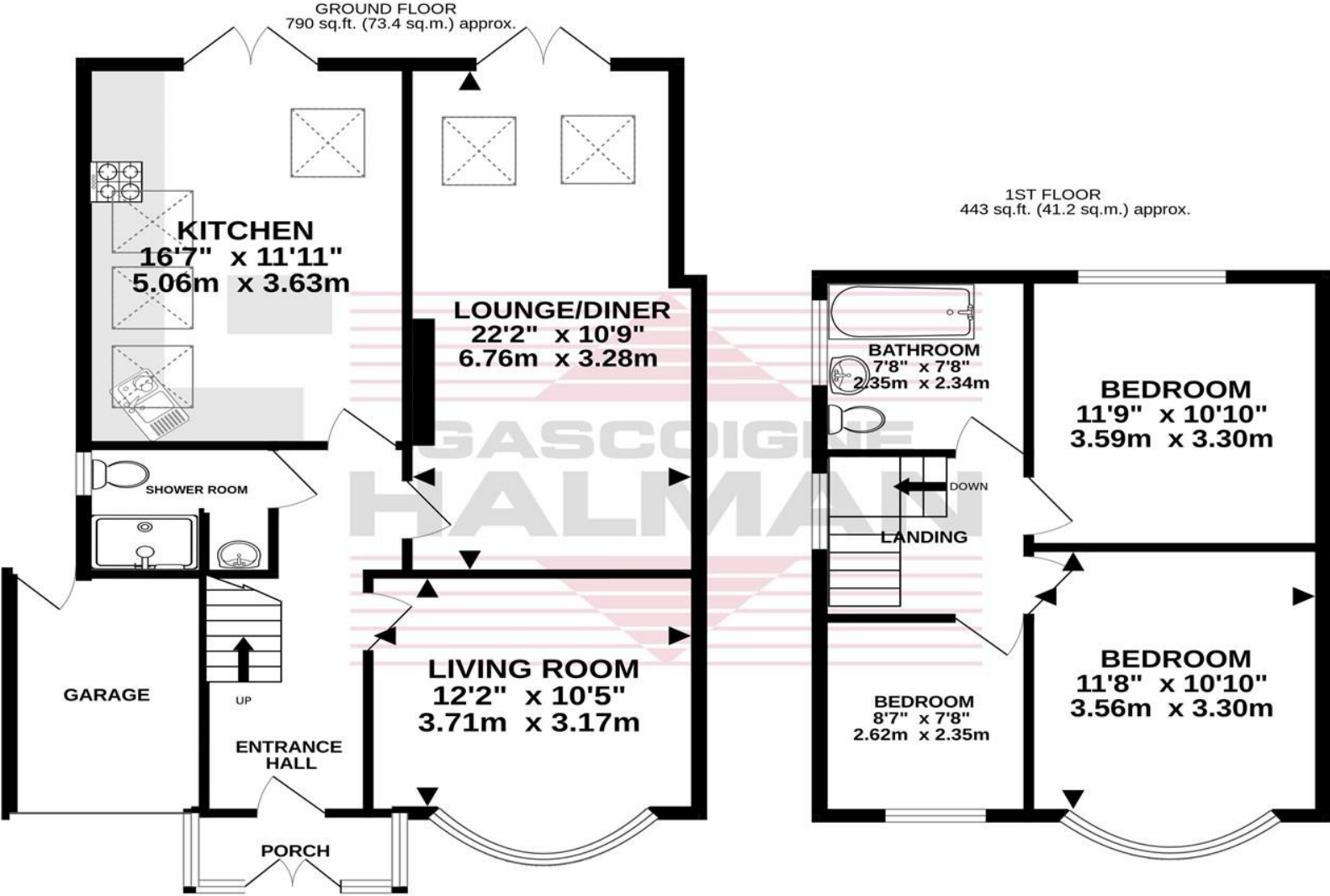
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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