



**GASCOIGNE
HALMAN**

Lomax Gardens, Cheadle Hulme
Asking Price £350,000

THE AREA'S LEADING ESTATE AGENCY



Situated on a highly sought-after cul-de-sac in the ever-popular area of Cheadle Hulme, this beautifully maintained property offers modern living in a prime location. First time buyers & families will appreciate the close proximity to local schools, convenient transport links, and a wide range of local amenities.

Property details

- Immaculately presented three-bedroom detached home
- Highly sought-after Cheadle Hulme location
- Excellent transport links, schools & local amenities nearby
- Attractive frontage with off-road parking & driveway
- Single garage providing additional storage/parking
- Bright & spacious lounge with neutral décor
- Stylish kitchen/diner with integrated appliances & breakfast bar
- Bi-folding doors opening to a generous rear garden
- Master bedroom with private en-suite
- Contemporary family bathroom with modern three-piece suite



About this property

From the outside, the home makes a striking first impression with its curbside appeal. A well-kept frontage provides off-road parking, complemented by a useful garage.

Step inside and you are welcomed by a bright hallway. To the left lies the generously sized living room, decorated in neutral tones and flooded with natural light. The living room flows seamlessly into the stylish kitchen/diner, which has been tastefully designed with integrated appliances, fresh worktops and a contemporary breakfast bar. Bi-folding doors open directly onto the rear garden, creating the perfect indoor-outdoor living space. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms. The master bedroom stands out for its impressive size and benefits from a private en-suite shower room. The additional bedrooms are served by a modern family bathroom, complete with a high-quality three-piece suite and stylish tiling.

Externally, the garden offers fantastic space for family life, entertaining, or simply relaxing. The garden expands the full width of the property boundary and behind the garage making it a true highlight of the property.







DIRECTIONS

SK8 5LP

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

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

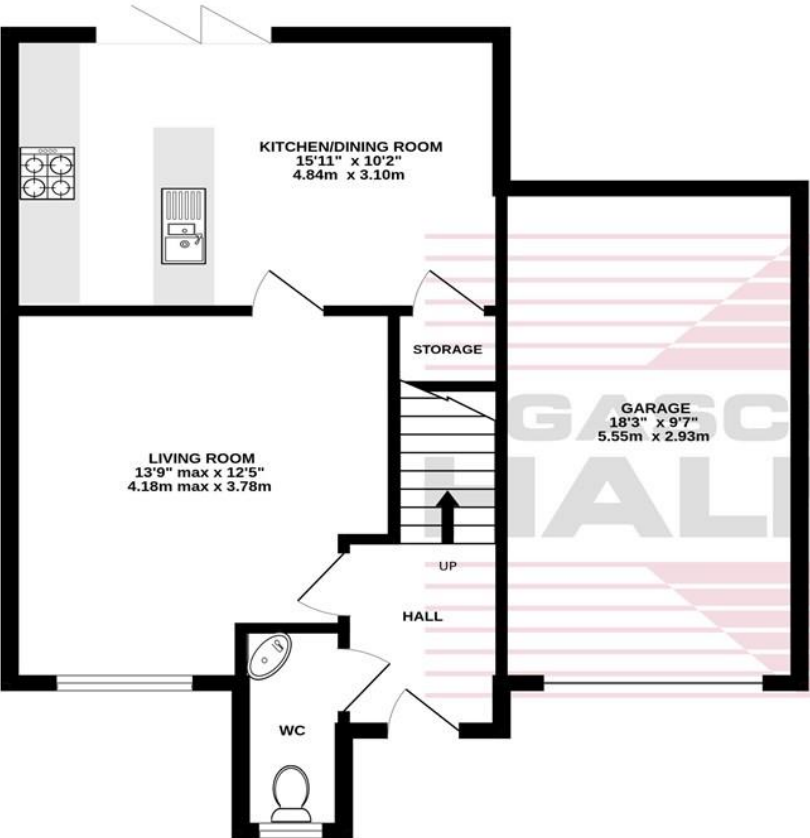
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

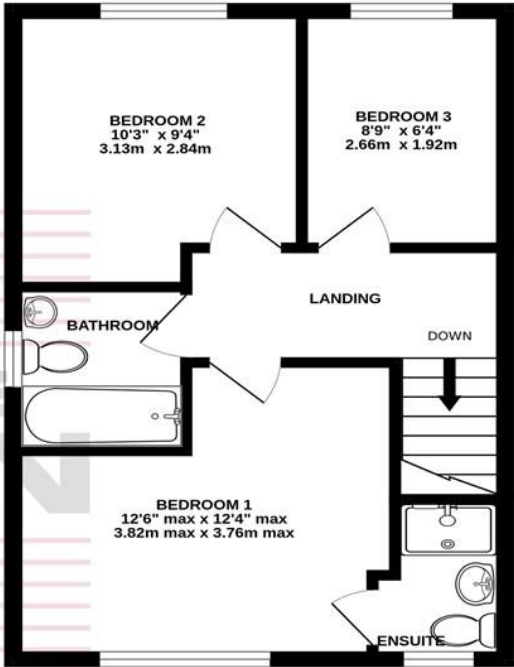
No

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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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