



**GASCOIGNE
HALMAN**

Frances Street, Cheadle
Asking Price £325,000

THE AREA'S LEADING ESTATE AGENCY



A charming and deceptively spacious period terraced home, offering beautifully extended accommodation across four floors. Featuring two double bedrooms and a loft room, a stylish refitted kitchen, bathroom, usable basement, off-road parking, and a prime location near Cheadle Village, this property perfectly blends character and convenience.

Property details

- Immaculately presented throughout.
- Off road parking
- Converted loft and basement
- High quality kitchen and bathroom
- Ideal home for first time buyers



About this property

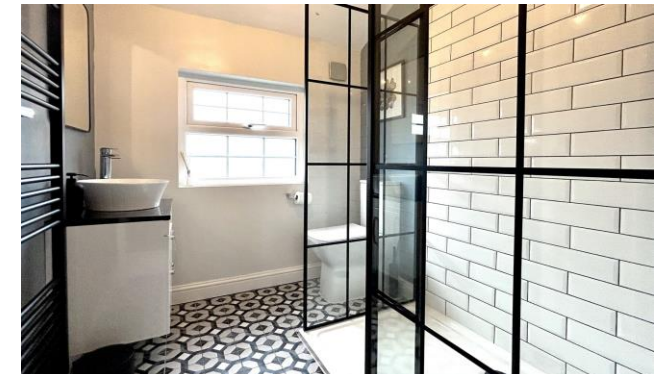
This beautifully enhanced and extended terraced home offers spacious accommodation across four floors, including a fantastic loft room & basement. Ideally situated near Cheadle Village, well-regarded schools, and excellent transport links, it combines charm with modern convenience.

The well-presented interior begins with a welcoming entrance hall leading to a cozy living room with a feature fireplace, a generous dining room, and an extended breakfast kitchen with French doors. The property also benefits from a converted cellar, offering two chambers currently used as a TV room and office space.

On the first floor, there are two double bedrooms, including a particularly spacious master, both featuring charming fireplaces. A stylish, recently refitted bathroom completes this level. The second floor boasts a large loft room, currently being used as a bedroom.

Externally, the rear of the property features a delightful courtyard garden, while the front offers off-road parking via a private driveway.







DIRECTIONS

SK8 2AL

COUNCIL TAX BAND

C

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		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

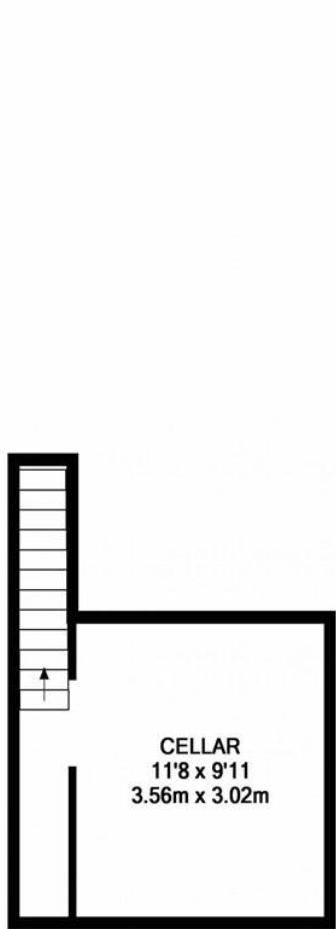
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

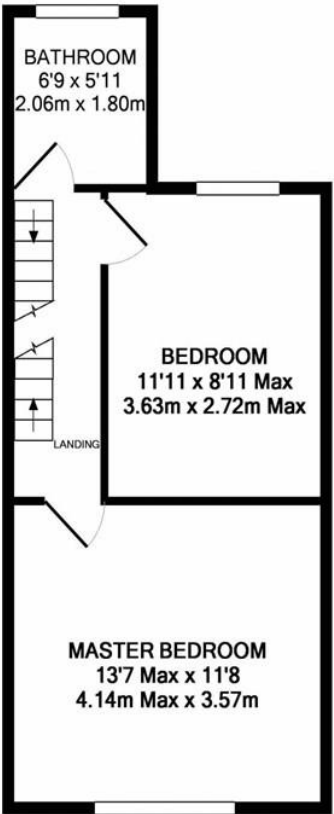
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



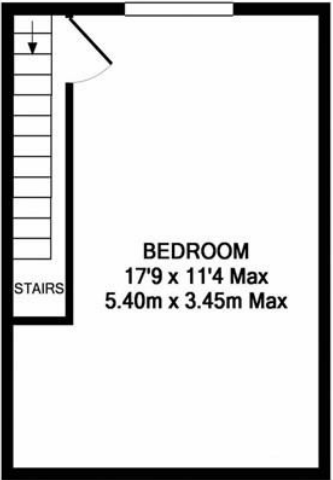
BASEMENT LEVEL
APPROX. FLOOR
AREA 167 SQ.FT.
(15.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA