



**GASCOIGNE
HALMAN**

Bowmont Close, Cheadle Hulme, Stockport
Asking Price £450,000

THE AREA'S LEADING ESTATE AGENCY



Welcome to Bowmont Close, where you'll find this impressive three-bedroom link-detached bungalow ideally positioned in a highly sought-after area of Cheadle Hulme. Nestled on a generous and mature plot, this delightful home offers both versatility and fantastic potential, making it an ideal choice for a wide range of buyers.

Property details

- Sought-after cul-de-sac location in the heart of Cheadle Hulme
- Attractive three-bedroom detached bungalow on a mature plot
- Spacious living room with feature fireplace and patio doors to garden
- Upgraded dining room/conservatory creating a bright entertaining space
- Modern galley kitchen with integrated Neff appliances
- Three well-proportioned bedrooms, two with fitted wardrobes
- Contemporary tiled shower room and separate modern WC
- Large sunroom linking to integral garage with utilities
- Beautiful, landscaped rear garden with patio and mature borders
- Driveway parking, alarm system, and made-to-measure shutters.



About this property

Upon entering, you are greeted by a bright and welcoming entrance hall complete with useful storage and access to a recently installed, modern cloakroom/WC. Double doors lead through to a spacious living room, featuring a central fireplace and sliding patio doors - creating a seamless flow between indoor and outdoor living.

From the living room, you step into a light-filled dining room, formerly a conservatory that has been tastefully upgraded to provide a comfortable, year-round entertaining space with views over the rear garden & integrated blinds to the UPVC windows.

The property offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The neatly presented shower room is fully tiled, while the well-equipped galley kitchen includes integrated appliances such as a NEFF double oven and dishwasher, alongside plenty of storage and workspace.

A particular highlight is the large, sociable sun room to the rear. This bright, versatile space features windows with integrated blinds & conveniently links through to the integral garage, which offers additional storage and plumbing for utilities.

Further features include made-to-measure window shutters, an intruder alarm system, and an annually serviced combi boiler, ensuring both style and practicality throughout.

Externally, the property continues to impress. A block-paved driveway provides ample off-road parking, complemented by a well-maintained front garden and secure gated side access. The private rear garden is beautifully landscaped with mature borders, expansive patio areas, and a peaceful, secluded setting - perfect for relaxing or entertaining outdoors.

Located within a desirable residential area, the home enjoys easy access to Ladybridge Park Residents Club, excellent transport links, and the vibrant Cheadle Hulme Village, with its array of amenities. NB: The residents club provides leisure, entertainment & sport facilities for a compulsory charge of £22.50 per month.









DIRECTIONS

SK8 5RX

COUNCIL TAX BAND

D

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		81 B
69-80	C	69 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 premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

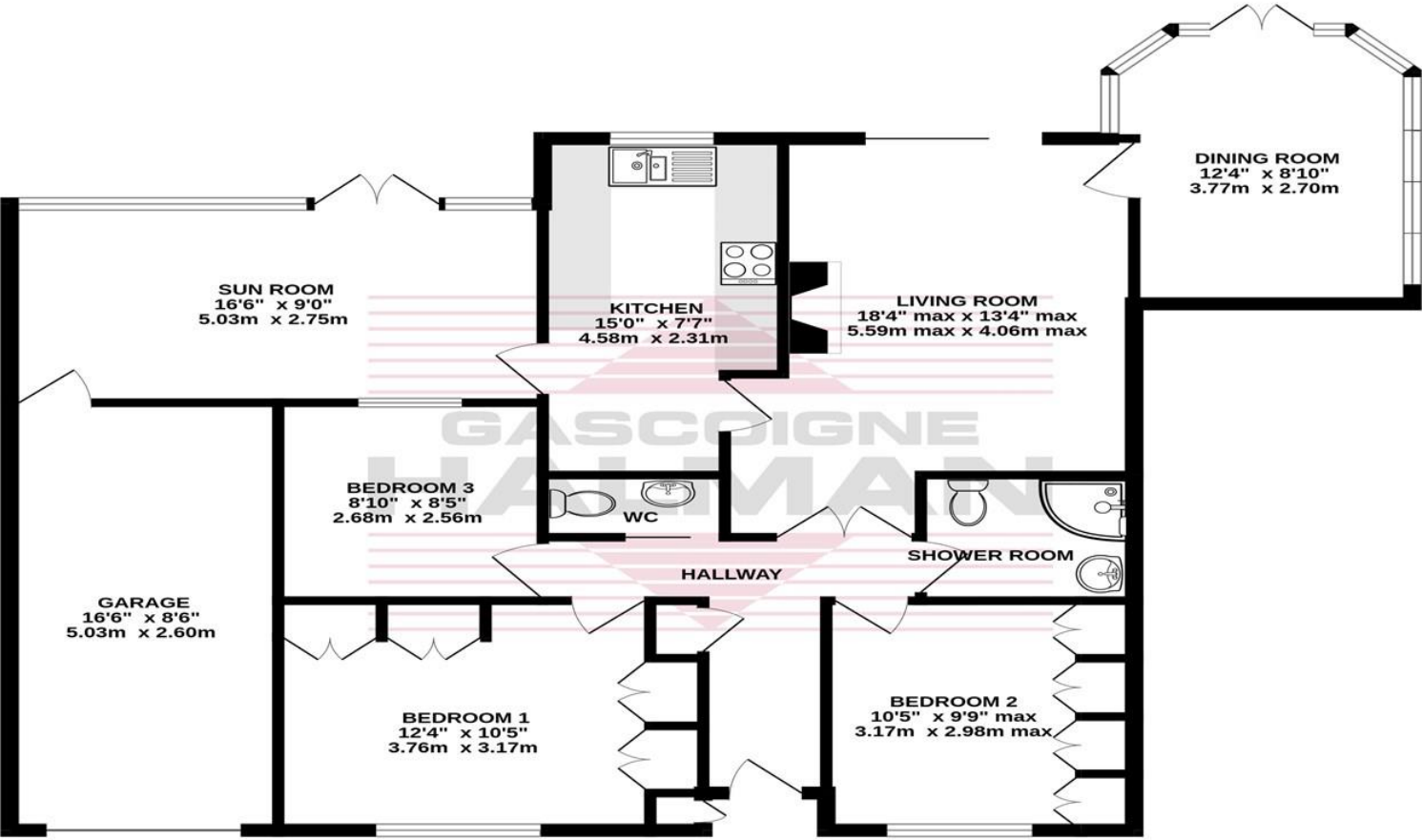
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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