



**GASCOIGNE
HALMAN**

Chorlton Drive, Cheadle, Stockport
Asking Price £330,000

THE AREA'S LEADING ESTATE AGENCY



Tucked away on a peaceful cul-de-sac just a short stroll from Cheadle Village and Abney Hall Park, this appealing three-bedroom home offers the ideal setting for family life. Set on a generous plot with an east-facing rear garden and a resin driveway, the property combines space, comfort and convenience in equal measure.

Property details

- Peaceful cul-de-sac location just a short stroll from Cheadle Village and Abney Hall Park.
- Three generous bedrooms plus flexible second reception room or home office.
- Spacious living room overlooking the private rear garden.
- Sociable breakfast kitchen/diner with fitted units and space for family dining
- Modern shower room and convenient downstairs WC.
- East-facing rear garden with lawn, patio and mature borders.
- Resin driveway and attractive front garden.
- Ideal family home close to excellent schools, parks and transport links.



About this property

Inside, the property is thoughtfully arranged to suit modern family living. The welcoming entrance hall leads to a bright and spacious living room overlooking the garden, while a versatile second reception room - created from the converted garage it provides valuable flexibility as a playroom, dining room, home office or even a fourth bedroom. It also features fitted cupboards.

The breakfast kitchen/diner is perfect for family meals and features a range of fitted units and ample space for dining. A downstairs WC can be located off the hallway and adds further practicality.

Upstairs, there are three well-proportioned bedrooms (Bedroom one features fitted wardrobes) and a modern shower room with a fresh white suite. The loft is conveniently boarded for additional storage space.

Outside, the property enjoys a well-presented front garden with driveway parking, while the east-facing rear garden features a lawn, patio area and mature borders - an inviting space for children to play and for family gatherings.

With uPVC double glazing, central heating, intruder alarm system and a prime cul-de-sac location close to excellent schools, parks and transport links, this home is a fantastic opportunity for growing families seeking comfort and convenience in the heart of Cheadle.





DIRECTIONS

SK8 2BG

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

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

Cable

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

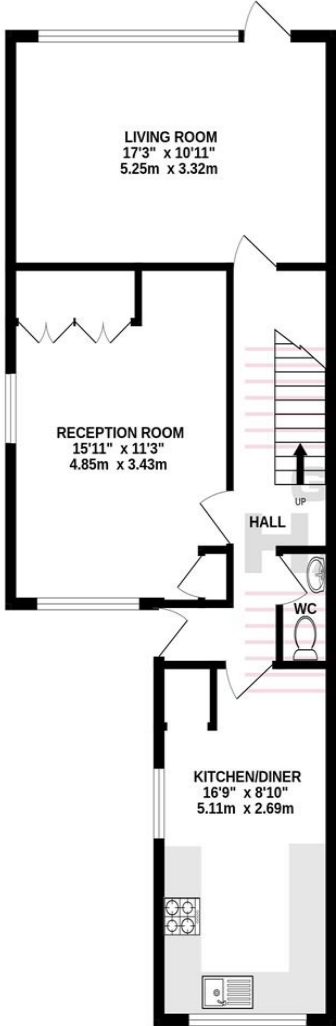
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

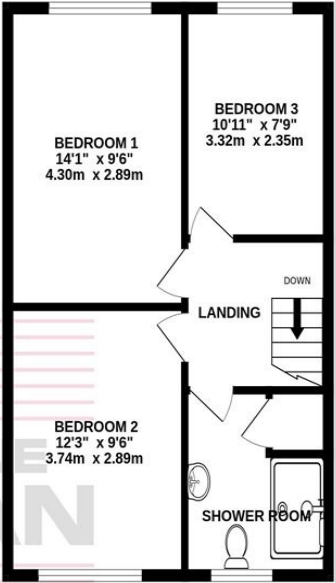
No

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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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