



**GASCOIGNE  
HALMAN**

Farley Court, Cheadle Hulme, Stockport  
Asking Price £375,000

THE AREA'S LEADING ESTATE AGENCY







Situated in a highly sought-after residential cul-de-sac in Cheadle Hulme, this deceptively spacious and versatile four-bedroom townhouse offers well-balanced accommodation ideal for modern family living. Perfectly placed for families, the property falls within catchment for several highly regarded local schools, including Laurus Cheadle Hulme High and Primary.

## Property details

- Deceptively spacious four-bedroom townhouse arranged over three floors
- Prime cul-de-sac location close to Laurus Cheadle Hulme High and Primary, and other popular schools
- Versatile ground floor layout with multi-purpose reception room and utility/WC
- Ground floor bedroom with patio doors opening to the rear garden - ideal for guests or teenagers
- Stylish modern kitchen/diner and generous first-floor living room
- Contemporary family bathroom plus additional ground floor WC
- Double driveway providing off-road parking
- Low-maintenance enclosed rear garden laid with Indian stone patio



## About this property

Thoughtfully arranged across three levels, the home provides adaptable living space to suit a variety of needs.

The ground floor features an entrance porch and hallway leading to a practical utility room with WC, a versatile reception room created from a garage conversion, and a ground-floor bedroom with sliding patio doors opening out to the private garden - ideal for guests, teenagers, or a home office.

The first floor offers a generous living room and a modern, well-equipped kitchen/diner, providing a sociable heart of the home perfect for family meals and entertaining.

The second floor includes three well-proportioned bedrooms, two with built-in storage, and a stylish family bathroom finished with modern white tiling.

Externally, the property enjoys a double driveway to the front and a low-maintenance enclosed rear garden laid with Indian stone - ideal for relaxing or playtime.

This superb home offers the perfect balance of space, style, and practicality for growing families. Early viewings are strongly recommended.











## DIRECTIONS

SK8 5JG

## 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

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

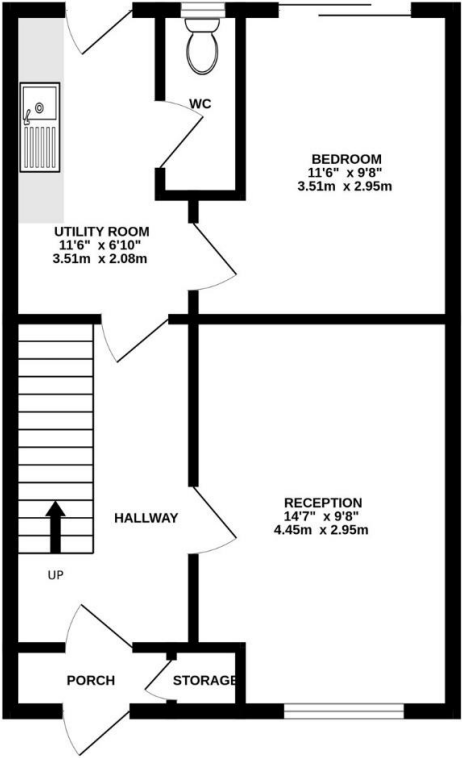
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

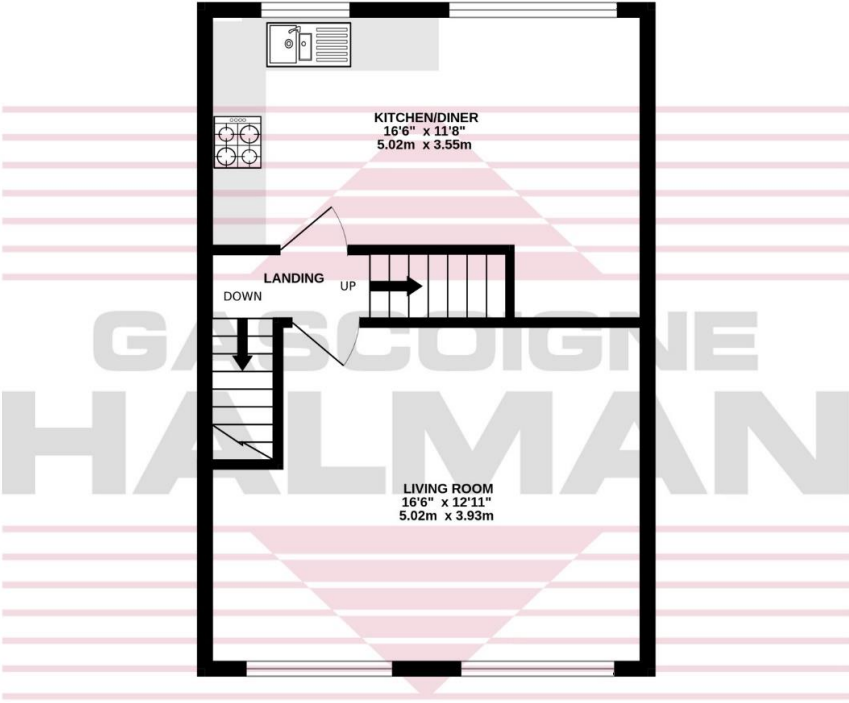
No

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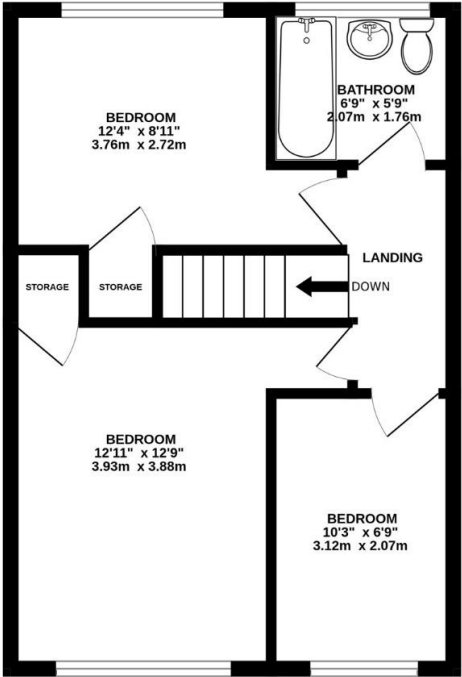
GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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