



**GASCOIGNE
HALMAN**

Bruntwood Lane, Cheadle Hulme, Stockport
Asking Price £395,000

THE AREA'S LEADING ESTATE AGENCY



Occupying a sought-after location close to popular schools, excellent transport links and the open green spaces of Bruntwood Park, this fully renovated three double bedroom end terrace offers stylish, move-in ready accommodation with the added benefit of no vendor chain.

Property details

- Fully renovated end terrace offered with no vendor chain
- Sought-after location close to excellent schools, transport links and Bruntwood Park
- Brand new triple glazing throughout
- Contemporary kitchen with integrated appliances and ambient lighting
- Stylish lounge/diner with French doors to the garden
- Three well-proportioned double bedrooms
- Modern en-suite plus beautifully fitted main shower room with rainfall shower
- New central heating system with Worcester combi boiler and new radiators
- Full electrical rewire and new consumer unit
- Expansive concrete printed driveway and newly landscaped enclosed rear garden



About this property

The property has undergone an extensive refurbishment program, finished to an exceptional standard throughout. A welcoming entrance hall sets the tone, featuring under-stairs storage, tiled flooring and a brand new front door. The high-quality tiling continues seamlessly through the ground floor into the contemporary fitted kitchen, complete with integrated oven, gas hob, extractor fan and washing machine, as well as ambient lighting and a new rear door.

The spacious lounge/diner provides a bright and modern living environment, enhanced by new triple-glazed windows and French patio doors opening out to the private garden.

To the first floor are three generously sized double bedrooms, including a convenient fully tiled en-suite shower room. The main bathroom has also been beautifully appointed, featuring a sleek walk-in shower with a large rainfall shower head and stylish contemporary finishes.

This impressive renovation includes brand new triple glazing throughout, a new central heating system with Worcester combi boiler, new radiators, and a full electrical rewire with upgraded consumer unit.

Externally, the property continues to shine with a brand new expansive concrete printed driveway, providing ample off-road parking for multiple vehicles. To the rear is a newly landscaped, fully enclosed garden with matching concrete printed patio, freshly laid lawn and new fencing -ideal for relaxing or entertaining.

A superb, turnkey home in a prime location, offered with no chain. Early viewing is strongly recommended.







DIRECTIONS

SK8 3AS

COUNCIL TAX BAND

B

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	71 C	76 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

None

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

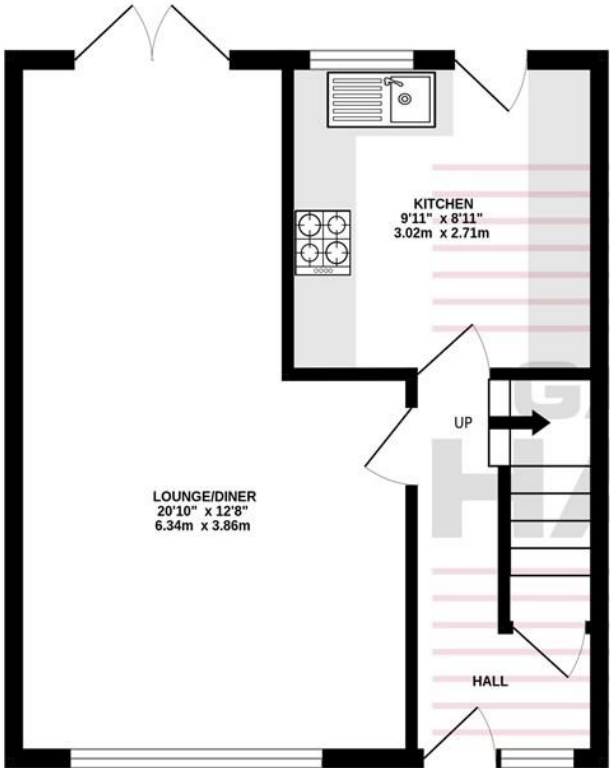
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

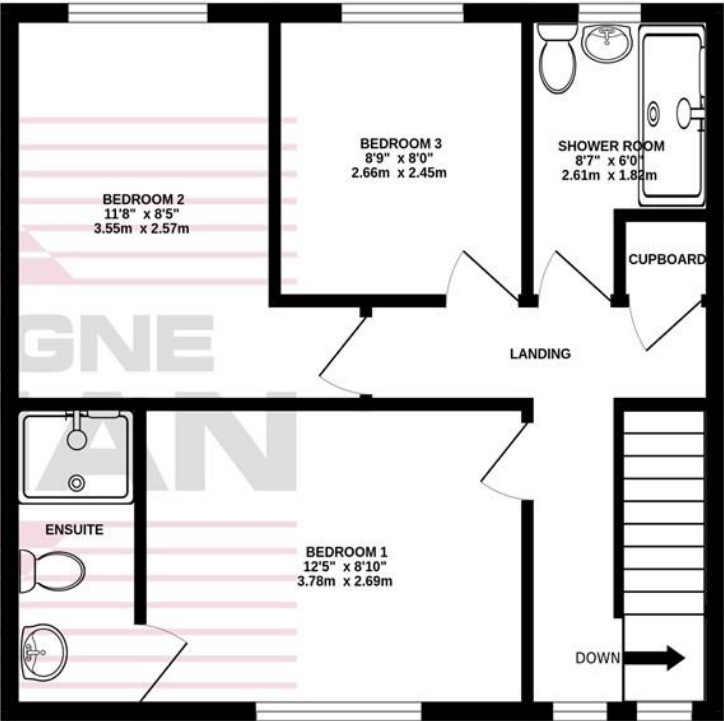
No

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.

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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