



**GASCOIGNE
HALMAN**

Oak Road, Cheadle, Stockport
Asking Price £400,000

THE AREA'S LEADING ESTATE AGENCY



This immaculately presented and thoughtfully extended three-bedroom semi-detached home is perfectly positioned in the heart of Cheadle, just a stone's throw from the village. Built in 2015 to complement the surrounding period properties, it offers modern comforts wrapped in a homely, family-friendly feel.

Property details

- Immaculate three-bedroom extended semi-detached home
- Central Cheadle location steps from the village
- Stunning open-plan kitchen/living/dining with skylights and bi-folds
- Modern integrated kitchen with breakfast bar and utility room
- Cosy front lounge for family relaxation
- Stylish hall with metro-tiled downstairs WC
- Three well-sized bedrooms and luxury bathroom with TV
- Low-maintenance garden with decking and artificial lawn
- Powered purpose build garden storage with secure side access
- Ample off-road parking and no vendor chain



About this property

A warm welcome awaits in the entrance hall, where a stylish staircase and a practical under-stairs metro tiled WC set the tone for the quality found throughout. To the front, the cosy lounge provides an ideal space to unwind, while the real heart of the home lies within the impressive open-plan living, dining and kitchen area. Set within the extension and flooded with natural light from three skylights and bi-folding doors, this space is perfect for everyday family life as well as entertaining. The integrated kitchen features a breakfast bar and a sociable layout, complemented by underfloor heating and a separate utility room finished in the same contemporary style.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a beautifully appointed family bathroom, complete with a bath, separate shower enclosure and even a built-in TV for a touch of luxury.

Externally, the property offers generous off-road parking for multiple vehicles and a landscaped, low-maintenance rear garden featuring artificial turf, raised borders & stylish decking - ideal for both play and outdoor dining. A solid, purpose-built garden store with power provides excellent storage and adds further practicality for family life, with secure access from front to rear. This space could easily be converted into a garden room or home office.

Offered for sale with no vendor chain, this standout home is certain to attract strong interest from families seeking space, style and convenience in a prime Cheadle location.













DIRECTIONS

SK8 1ED

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		93 A
81-91	B	83 B	
69-80	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 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

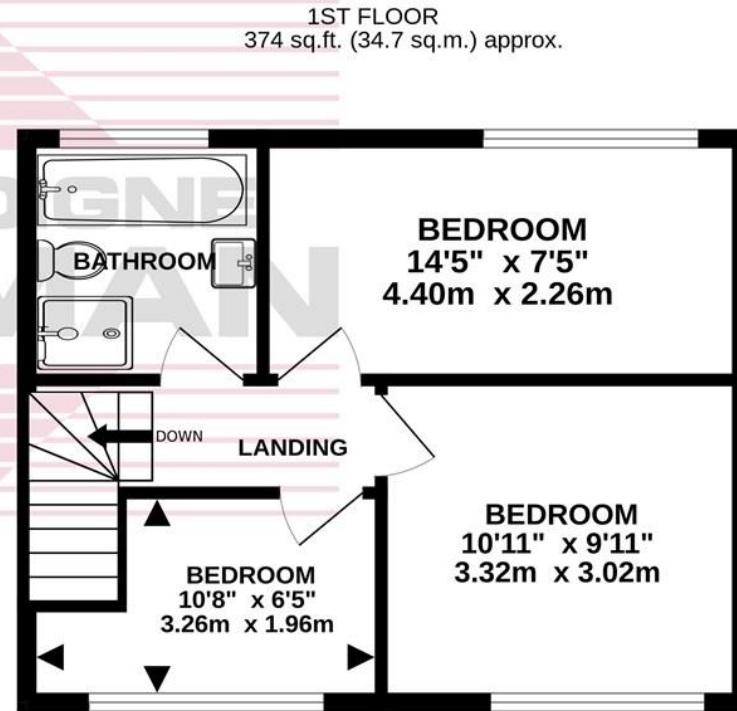
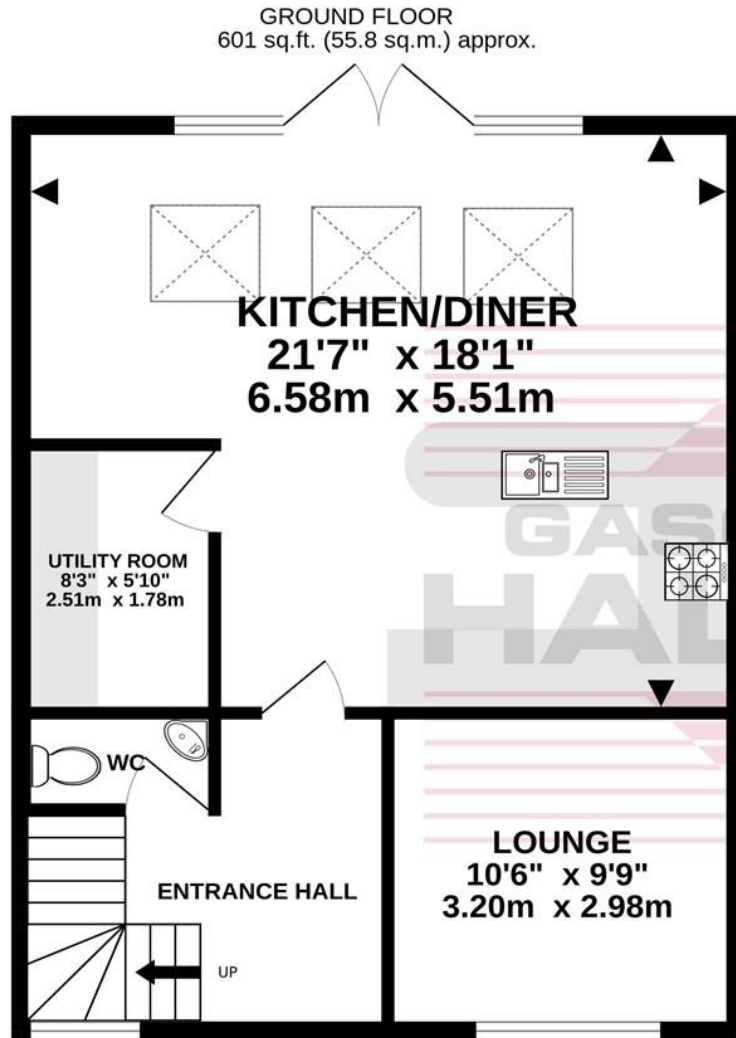
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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