



**GASCOIGNE  
HALMAN**

Eskdale, Gatley, Cheadle  
**Asking Price £340,000**

THE AREA'S LEADING ESTATE AGENCY







Situated on a quiet and highly sought-after residential road, this attractive property at 13 Eskdale offers well-proportioned accommodation ideal for families and professionals alike. Located in the heart of Gatley, the home benefits from excellent access to local amenities, reputable schools, transport links, and Gatley Village.

## Property details

- Three Bedroom Semi-Detached Property
- Quiet Cul-De-Sac Location
- Private Enclosed Rear Garden
- Popular Residential Area
- Two Reception Rooms
- Refitted Bathroom
- Off-Road Parking And Garage



## About this property

The property features bright and spacious living areas, a well-appointed kitchen, comfortable bedrooms, and a private rear garden, providing a perfect balance of practicality and comfort. Off-road parking and a pleasant frontage further enhance its appeal.

An excellent opportunity to acquire a well-located home in one of Cheadle's most desirable neighborhoods. Early viewing is highly recommended.













## DIRECTIONS

SK8 4QN

## 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

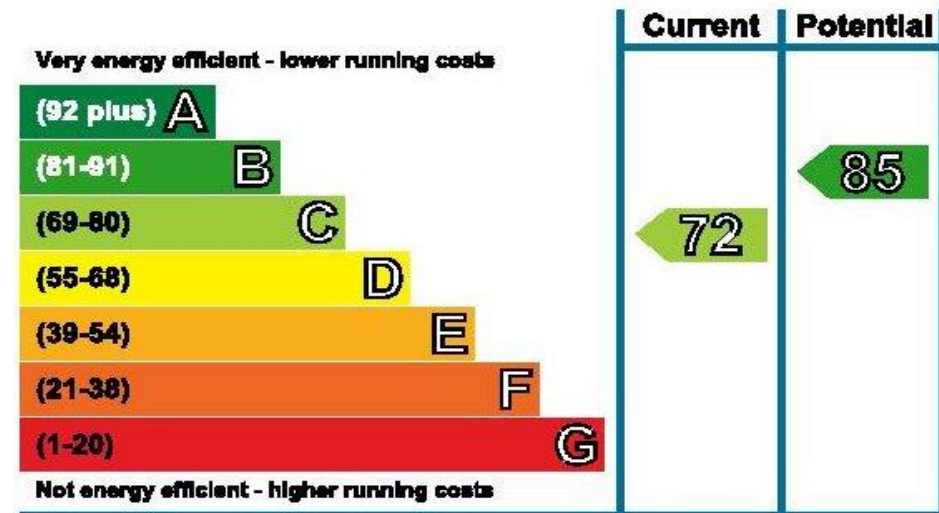
Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

### Energy 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

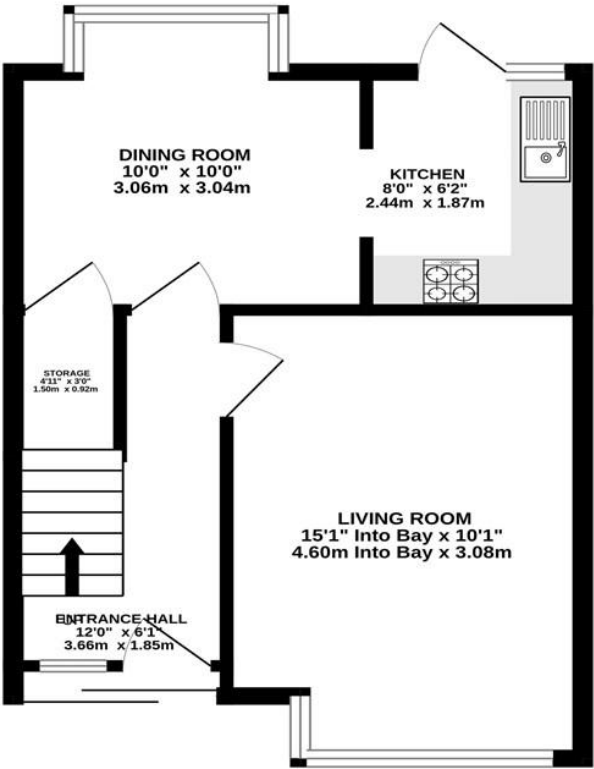
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

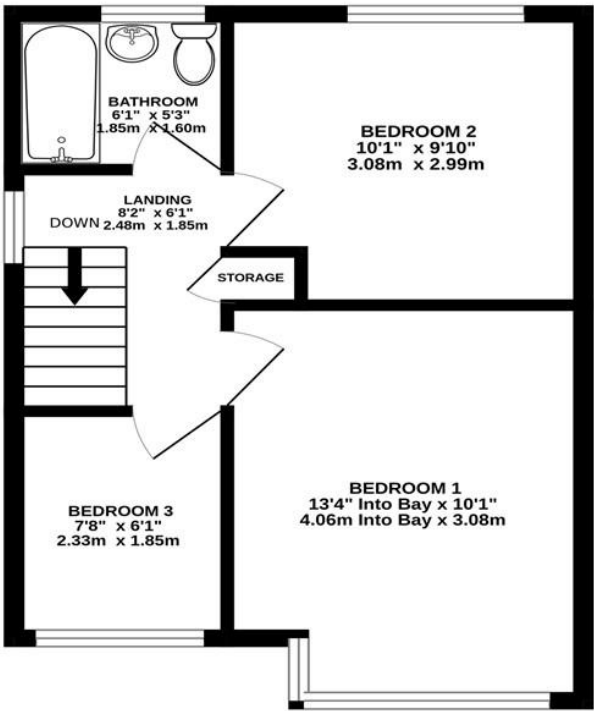
No

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  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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