



**GASCOIGNE
HALMAN**

Gatley, Cheadle
Offers Over £375,000

THE AREA'S LEADING ESTATE AGENCY



A well-presented three-bedroom semi-detached home, ideally located in this popular and well-connected residential area. Offering generous living accommodation across two floors, the property is perfectly suited to families, first-time buyers or those looking to upsize. Conveniently positioned close to local amenities, reputable schools and excellent transport links, this is a fantastic opportunity to purchase a home in the heart of Gatley.

Property details

- Extended three-bedroom semi-detached family home
- Three spacious double bedrooms
- Well-proportioned living accommodation across two floors
- Double story extension providing additional living space
- Popular residential location in the heart of Gatley
- Close to local amenities, schools and excellent transport



About this property

Saville Road is an extended and well-maintained three-bedroom semi-detached family home, ideally situated in this highly sought-after residential location. The property offers spacious and versatile accommodation throughout, with three generous double bedrooms providing excellent space for growing families or those working from home.

The ground floor has been thoughtfully extended to enhance the living space and includes a welcoming entrance hall, a bright and comfortable living area, and a well-proportioned kitchen/dining space ideal for everyday family life and entertaining. A convenient downstairs W.C. adds further practicality, a highly desirable feature for modern living.

To the first floor are three double bedrooms and a family bathroom, all presented in a neutral style and ready for a new owner to personalise. Externally, the property benefits from private outdoor space and sits within easy reach of Gatley village, local shops, reputable schools and excellent transport links, including road, rail and airport access.

This is a fantastic opportunity to acquire a spacious, extended family home in a popular and well-connected location.









DIRECTIONS

SK8 4BZ

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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

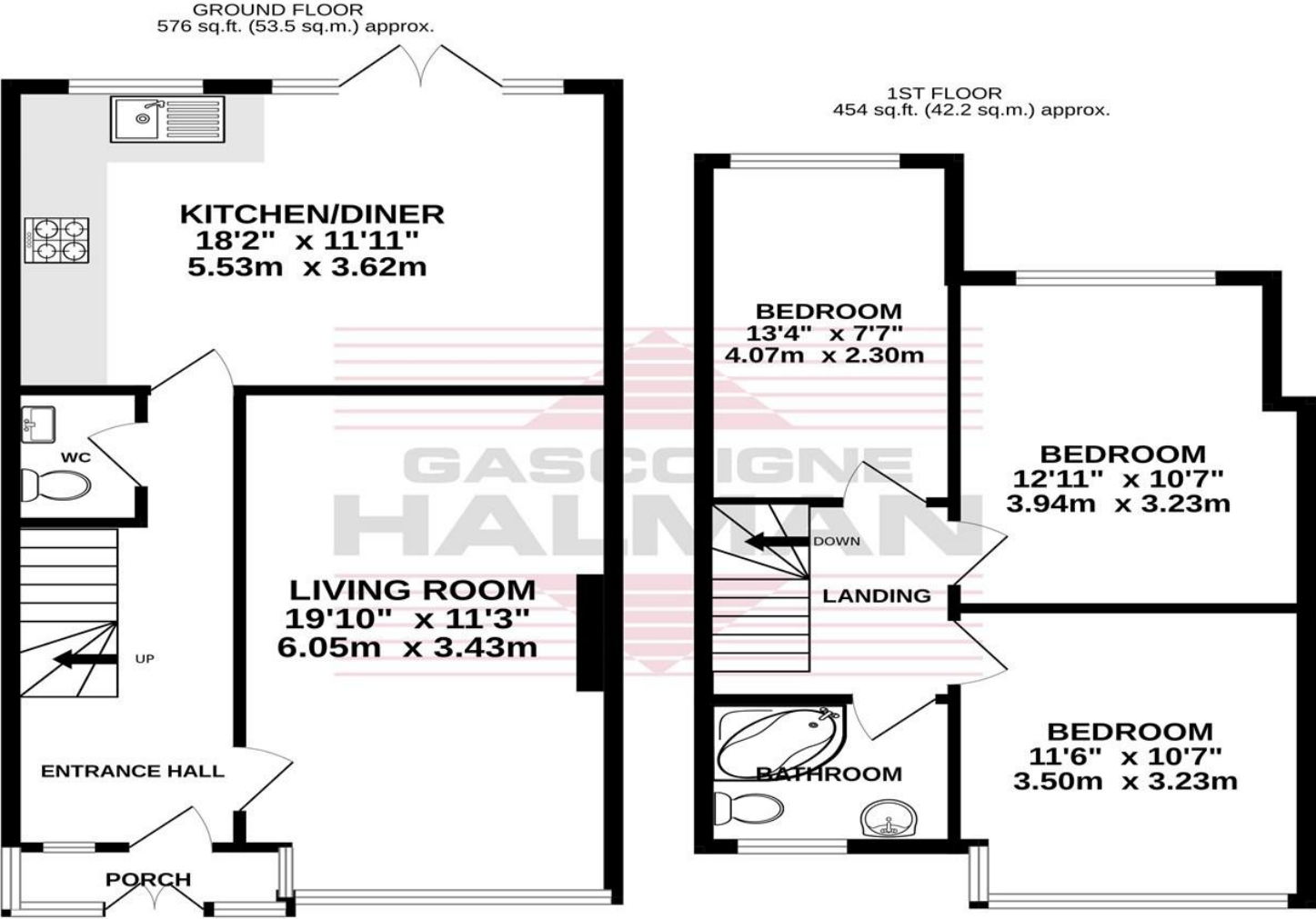
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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