



**GASCOIGNE
HALMAN**

Silverdale Road, Gatley
Offers Over £405,000

THE AREA'S LEADING ESTATE AGENCY



Impeccably presented, this detached bungalow offers two double bedrooms, a welcoming dining-kitchen & conservatory with a semi-open aspect, a beautifully maintained rear garden & patio, a spacious block paved driveway & useful detached garage. Conveniently located near to Gatley Village, local shops & train station.

Property details

- Immaculately presented throughout.
- Superb, sociable kitchen-diner & conservatory.
- Two double bedrooms
- Generous block paved driveway & useful detached garage.
- Beautifully presented front & rear gardens.
- Conveniently positioned for Gatley Village & station.



About this property

Situated in the popular residential location of Gatley is this wonderfully presented detached bungalow that has been lovingly restored & designed. The property has undertaken a significant course of improvements over the years making this property ideal for anyone wanting move in ready condition.

In brief the property offers a bright and welcoming entrance porch & hallway with designer radiator and double doors to a beautifully decorated living room complete with feature fireplace. Double doors lead on to a well equipped integrated kitchen with high quality units, low profile worktops & breakfast bar.

It offers a semi-open aspect to a wonderful, sociable conservatory that overlooks the gardens to the rear. The property offers a modern fitted shower room and two well-proportioned double bedrooms. The master bedrooms also features French patio doors to the patio area.

Other features include a generous, block paved driveway, a useful detached garage complete with power & electric door & and beautifully maintained gardens to both the front and rear.







DIRECTIONS

SK8 4QS

COUNCIL TAX BAND

D

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		78 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

TBC

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

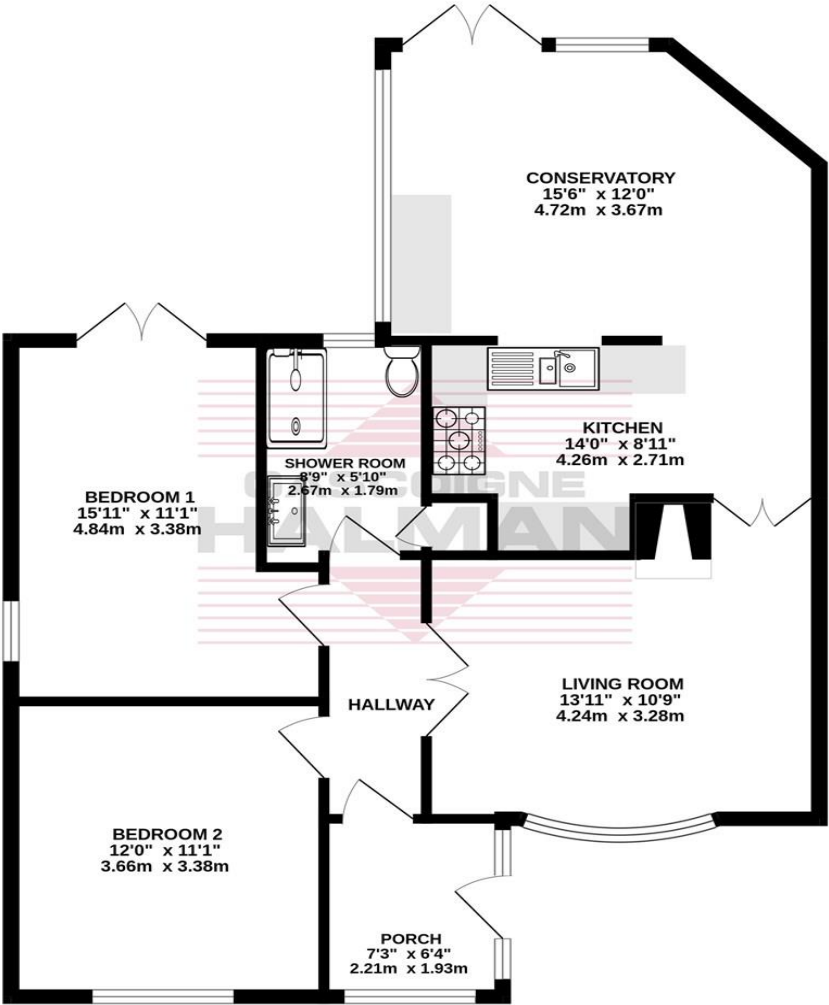
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 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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