



87 Beech Avenue
Gatley SK8 4LT
£775,000

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Overlooking Scholes Park, this high-specification family home combines luxury finishes with everyday functionality. Presented in stunning 'turn-key' condition and measuring c3,000 sq feet.

A wide reception hallway features an attractive porcelain tiled floor which extends throughout the ground floor. To the front is a spacious living room. An impressive luxury kitchen boasts quartz worktops with tech-integrated island. There is a large utility room with walk-in pantry and a downstairs WC.

From the kitchen, extra-tall sliding doors open to the garden. Double internal doors open to a separate dining room and a further set open to a family room with feature luxury fireplace. Oak fire doors and a glass-balustrade staircase enhance the calm, modern aesthetic.

The first floor offers three spacious en-suite double bedrooms, each with dressing areas which lead on to sleek contemporary bathrooms with black-framed showers and heated towel rails. Bi-fold doors and a clear-view glass balustrade provide the rearmost bedroom with a lovely aspect over the rear garden.

The second floor features two large bedrooms, the rearmost with full-height glazing and a series of feature dormers overlooking the park. A stylish family bathroom and extensive storage complete the accommodation.

Fully equipped for modern living, the home includes a system boiler, dimmable lighting with occupancy sensors, centralised smoke/heat alarm, sound system, wired Ethernet, EV charger, and smart meter. The property boasts excellent insulation and efficient heating, which combine to minimise energy use.

The house stands behind a block paved frontage which contrasts with the smart render finish of the property.

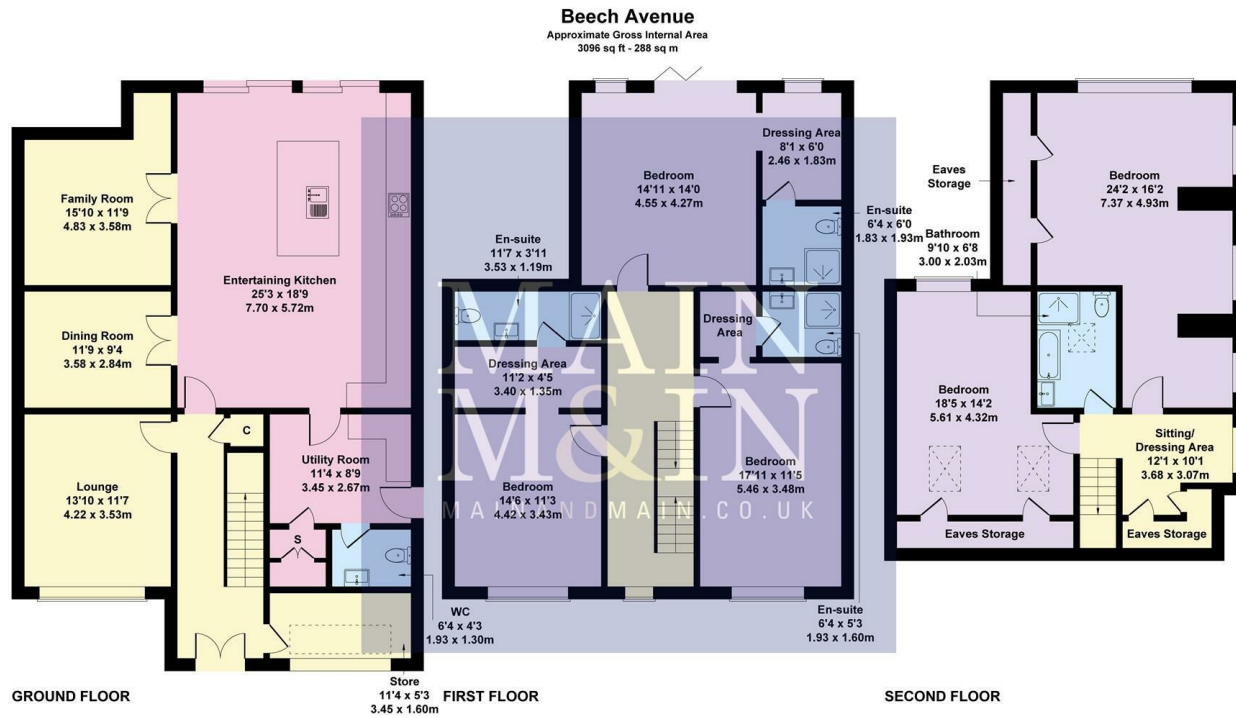
Tenure: Freehold
Council Tax: Stockport C

An automated door opens to the useful storage room. Further benefits include composite cladding, newly-installed double-glazed windows and a new clay-tiled roof.

A well-proportioned landscaped rear garden features a porcelain-paved patio & BBQ area, with level lawn beyond and sleeper borders.

- Park-facing position with views across this attractive green space
- Located close to popular schools for all age groups
- Five bedrooms across three floors and five bathrooms (several en-suite)
- Luxury kitchen & Utility with quartz worktops and window sills, walk-in pantry
- Ground-floor extra-tall sliding doors to garden & First-floor bi-folds to Juliet balcony
- System boiler with sufficient capacity; Nest 3-zone mobile-controlled heating
- Smart security: Intruder alarm, Ring doorbell, CCTV & central smoke/heat alarm system
- Whole-house dimmable LED lighting with motion sensors; Exterior sensor/flood lights
- EV-charging connection. Automatic roller garage/store door
- Landscaped garden with porcelain patio & BBQ area. Level lawn





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Energy Efficiency Rating		EU Directive 2002/91/EC	
	Very energy efficient - lower running costs	Not energy efficient - higher running costs	
	A 92 plus B 81 plus C 69-80 D 55-68 E 49-54 F 41-48 G 31-39	1 81 2 69-80 3 41-48	Current Potential

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)	
Not environmentally friendly - higher CO ₂ emissions	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
G (1-20)		

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

