



**GASCOIGNE
HALMAN**

Birchfield Road, Cheadle Heath. Stockport
£275,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully presented end of terrace home offers a deceptively spacious layout, perfect for first-time buyers. The property welcomes you with a bright and inviting entrance hall, leading to a generous dining room & separate living room featuring a charming coal-burning stove, creating a cozy focal point for the home.

Property details

- Deceptively spacious two double bedroom end of terrace
- Welcoming entrance hall leading to bright, airy living spaces
- Living room with charming feature coal-burning stove
- Practical kitchen with adjoining utility area
- Landing with original built-in storage cupboard
- Modern family bathroom
- Low-maintenance rear garden with artificial turf and decked area
- Perfect first-time buyer opportunity in Cheadle Heath, close to schools, amenities, and transport links



About this property

The well equipped, stylish kitchen flows seamlessly into a practical utility area to the rear, providing additional storage and work space.

Upstairs, the landing benefits from an original built-in storage cupboard, while both double bedrooms offer light and comfortable accommodation.

The modern family bathroom completes the first-floor layout.

Externally, the rear garden is low maintenance, with artificial turf and a decked area - ideal for relaxing or entertaining.

Conveniently located in Cheadle Heath, close to local amenities, schools, and excellent transport links, this home offers the perfect combination of style, practicality, and comfort.





DIRECTIONS

SK3 0SY

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		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 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

Cable

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

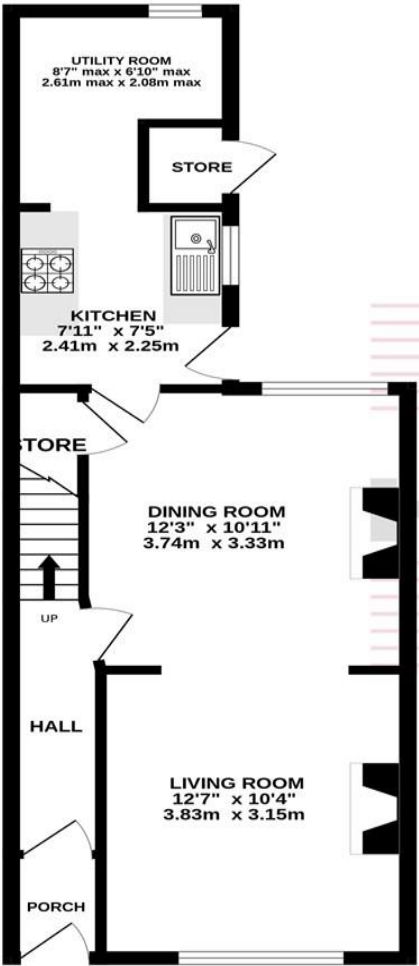
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

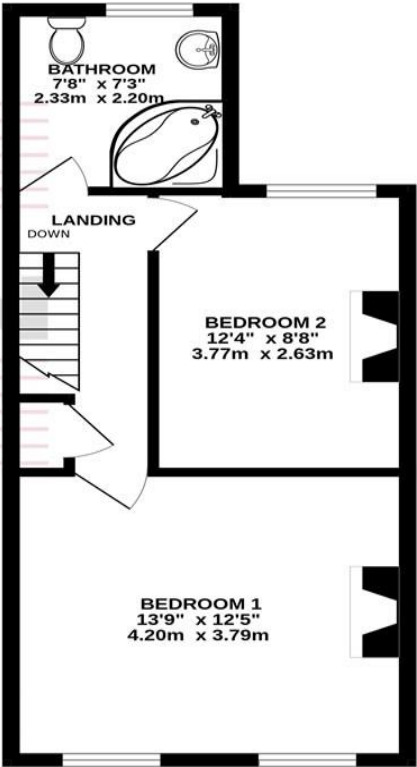
No

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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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