



**GASCOIGNE
HALMAN**

Pendlebury Road, Gatley
Asking Price £450,000.00

THE AREA'S LEADING ESTATE AGENCY



An impressive and thoughtfully enhanced bay-fronted semi-detached family home, set on a generous corner plot and ideally positioned within easy reach of Gatley village, well-regarded local schools and everyday amenities.

Property details

- An Extensively Enhanced Bay-Fronted Semi-Detached
- Occupying A Larger Corner Plot With Gardens To Front, Side And Rear
- Two Well Sized Reception Rooms
- An Outstanding Remodeled And Bespoke Dining Kitchen With Feature Central Island
- Stylish And Modern Refitted Family Bathroom
- Conveniently Located Close To Gatley, Popular Schools And Local Amenities
- Secluded Rear Garden With Indian Stone Patio
- Integrated Storage Garage And Useful Driveway



About this property

This attractive three-bedroom home has been comprehensively improved and intelligently extended to create stylish, versatile accommodation perfectly suited to modern family life. From the moment you arrive, the sense of space both inside and out is immediately apparent.

The accommodation begins with an extended entrance porch leading into a welcoming hallway, complete with useful cloaks storage and a convenient downstairs WC. To the front of the property is a bright bay-fronted living room, a comfortable space for relaxing as a family, featuring a character fireplace and oak beam. This flows through to a separate dining room or playroom, offering excellent flexibility and enjoying double doors opening directly onto the garden.

The heart of the home is the outstanding extended dining kitchen, designed with family living and entertaining in mind. It features bespoke fitted units, distressed oak-effect work surfaces, a striking exposed apex with Velux windows flooding the space with natural light, and an impressive central island ideal for meals, homework or entertaining. A separate utility area adds further practicality, while an integrated storage garage provides valuable additional space.







DIRECTIONS

SK8 4BU

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		85 B
69-80	C	73 C	
55-68	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

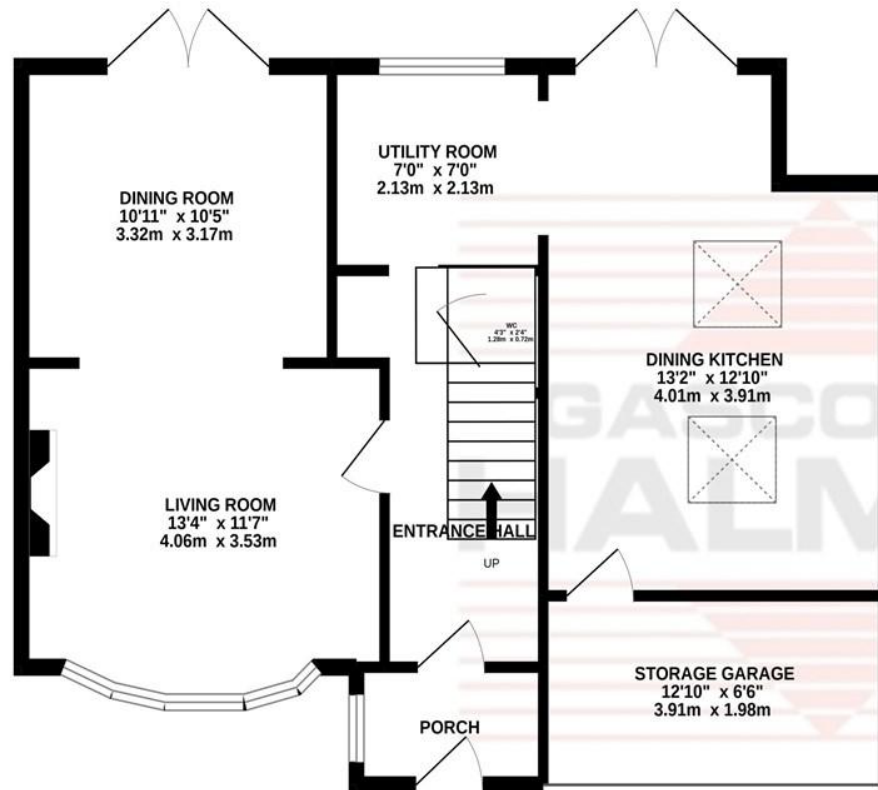
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

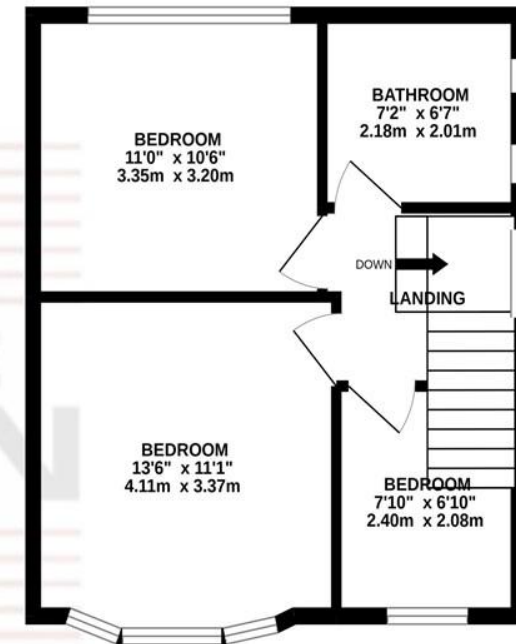
No

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.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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