



**GASCOIGNE
HALMAN**

Oak Gardens, Gatley
Asking Price £452,000

THE AREA'S LEADING ESTATE AGENCY



This four-bedroom semi-detached home sits in a secure gated community. It features modern fixtures all through, including a dining kitchen with built-in appliances. Standout elements are the bifold doors and sleek bathroom. The gardens look sharp, with space for off-road parking and a garage.

Property details

- Gated Community
- Modern Semi Detached House
- Four Well Proportioned Bedrooms
- Modern Fittings Throughout
- Off Road Parking Plus Garage
- Excellent Schools



About this property

We are pleased to present this modern semi-detached home for sale. It sits on a sought-after gated estate with easy access to local facilities, transport, and schools rated 'Good' by OFSTED for primary and secondary levels.

The house features gas central heating and PVC double glazing. You'll find a fresh dining kitchen, a modern bathroom, an en-suite, and a separate WC. Standout elements include bi-fold doors at the back, an attached garage, and a tidy rear garden. Plenty of power outlets and media connections are in place. It's move-in ready, complete with flooring.

On the ground floor, expect an entrance hall, lounge, dining kitchen, and WC. Upstairs on the first floor are Bedroom 2, Bedroom 3, Bedroom 4, and the bathroom. The second floor holds the spacious master bedroom with its en-suite.

The gardens are neat and improved. Off-street parking at the front leads straight to the integral garage.

Tenure - Freehold

Estate management charges - £660 per year

Council Tax - Band E











DIRECTIONS

SK8 4AX

COUNCIL TAX BAND

E

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		93 A
81-91	B	84 B	
69-80	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

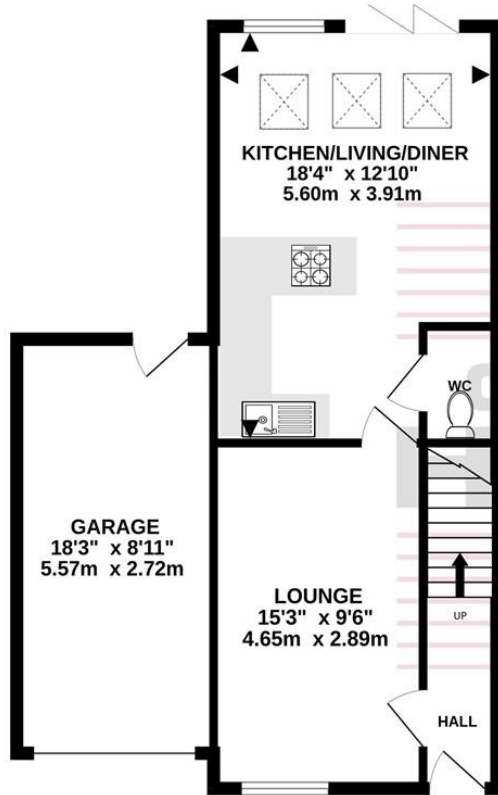
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

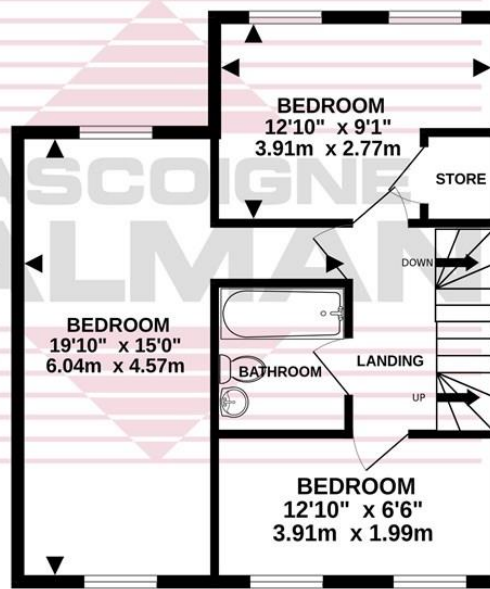
No

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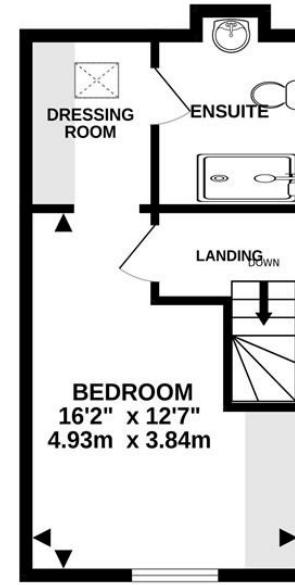
GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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