



**GASCOIGNE
HALMAN**

Shakespeare Drive, Cheadle, Stockport
Guide Price £290,000

THE AREA'S LEADING ESTATE AGENCY



Offered for sale through the Modern Method of Auction (Operated by iamsold limited) and offered with NO VENDOR CHAIN.

A well-proportioned, THREE DOUBLE bedroom, EXTENDED semi-detached home situated in a popular residential location. The property requires modernisation throughout but offers excellent potential for a family home,

Property details

- For sale via modern method of sale.
- Excellent potential
- Three double bedrooms
- Extended to rear
- No vendor chain
- Close to Cheadle Village

About this property

Situated within the ever-popular area of Cheadle and within comfortable reach of Cheadle Village and its wide range of local amenities, this extended three double bedroom semi-detached property offers excellent potential for improvement and modernisation, making it an ideal project for buyers looking to create a fantastic family home.

Occupying a generous plot, the property provides well-proportioned accommodation throughout. In brief, the ground floor comprises an entrance hallway, two reception rooms offering flexible living space, an extended kitchen, a downstairs WC, and useful garage.

To the first floor are three genuine double bedrooms along with the main bathroom.

Externally, the property benefits from off-road parking to the front leading to the garage, while to the rear there is a good-sized lawned garden providing plenty of outdoor space.

Offered to the market with no onward chain, the property represents an exciting opportunity for buyers seeking a home they can modernise and personalise, all within a highly regarded residential location close to Cheadle Village.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

DIRECTIONS

SK8 2BZ

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 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 cabinet

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

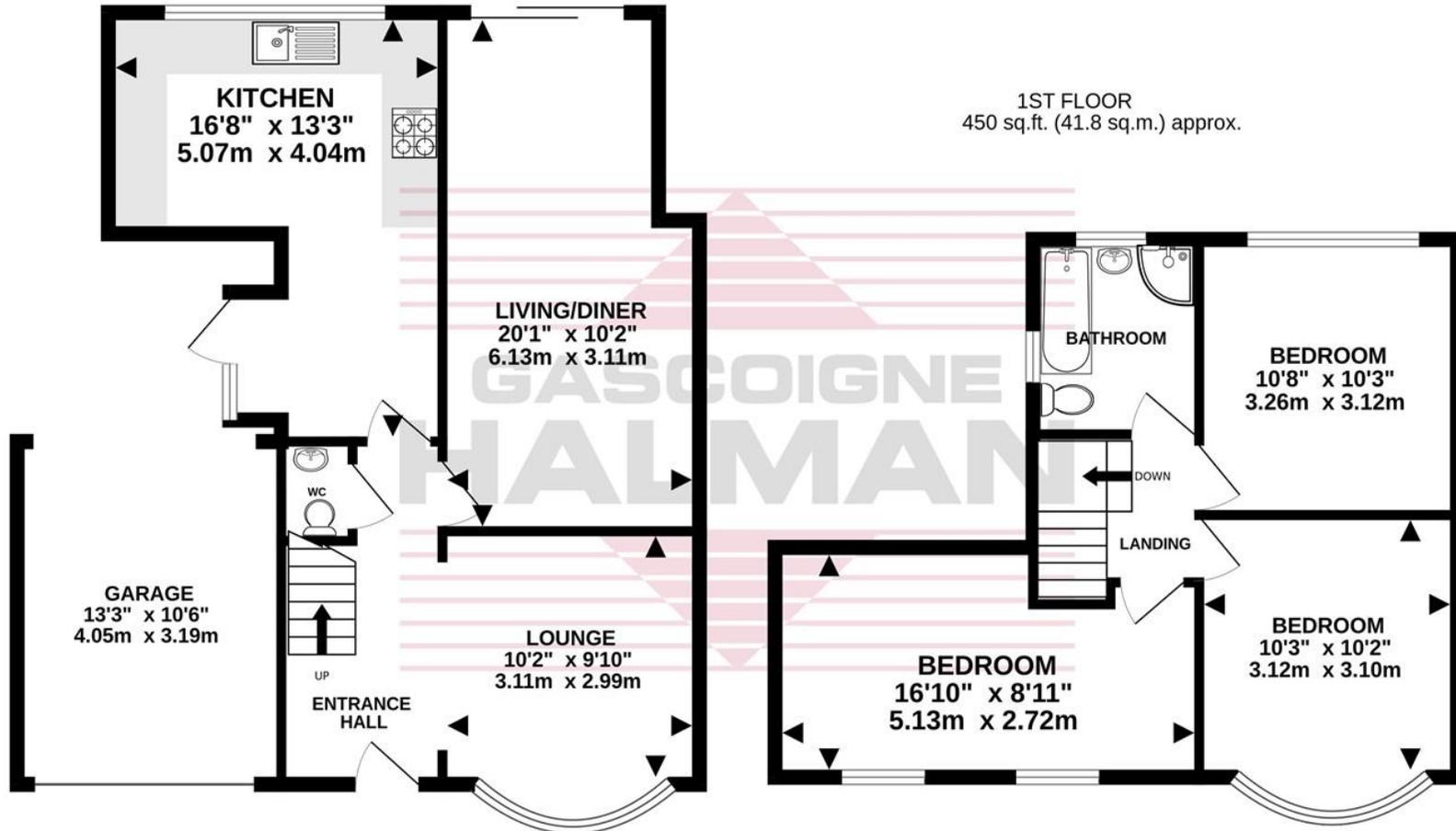
Ask Agent

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
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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.
Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA