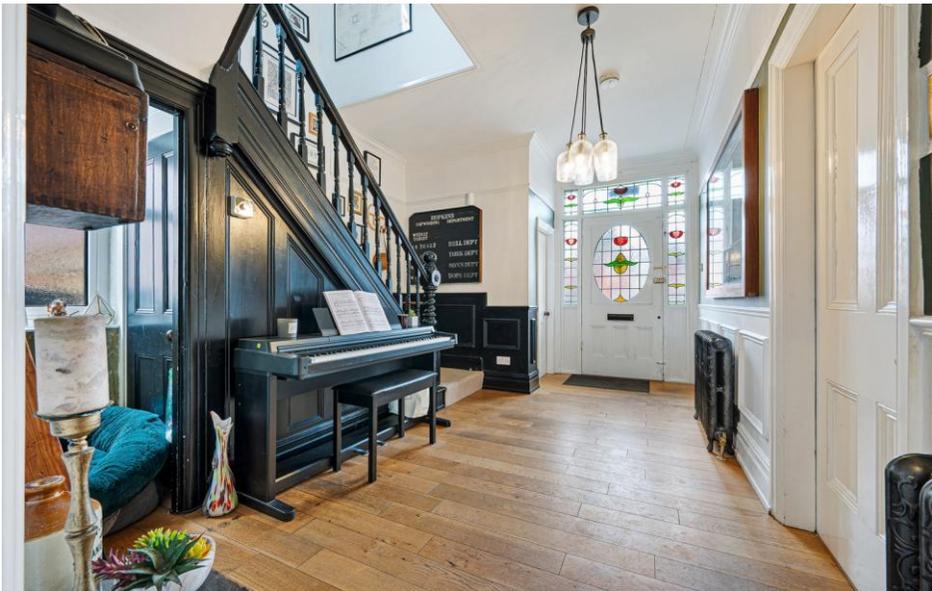




**GASCOIGNE
HALMAN**

Roseneath, Edgeley Road, Edgeley, Stockport
Offers Over £600,000

THE AREA'S LEADING ESTATE AGENCY



A truly stunning example of a characterful period semi-detached home, enviably positioned within the sought-after Alexandra Park Conservation Area in Edgeley. This exceptional residence has been styled to perfection, seamlessly blending elegant period charm with high-quality contemporary finishes, and offers substantial accommodation set across four impressive floors.

Property details

- Stunning period semi-detached home in Alexandra Park Conservation Area
- Immaculately styled throughout with a perfect blend of character & modern design
- Grand entrance hall creating an impressive first impression
- Bay-fronted living room with beautiful stained glass windows
- Sociable kitchen diner with utility room & downstairs WC
- Cosy family room featuring a charming log burner
- Five well-proportioned bedrooms across the two top floors
- Principal bedroom with stylish en suite shower room
- Elegant family bathroom with decorative penny tile flooring
- Large lawned garden, decked patio, 7.5m garage & gated off-road parking



About this property

The property welcomes you via a grand entrance hall, immediately setting the tone with its sense of space and character. To the front, a beautiful bay-fronted living room is bathed in natural light and enhanced by ornate stained-glass windows, creating a warm yet refined living space. To the rear, a superb sociable kitchen diner forms the true heart of the home. Perfect for modern family living and entertaining with cosy log burner and breakfast island which is further complemented by a useful utility room and downstairs WC for added practicality.

To the first floor are three well-proportioned and styled bedrooms, including a stunning principal bedroom with en suite shower room, alongside a show-stopping classic family bathroom featuring decorative patterned penny flooring, perfectly in keeping with the home's character.

The top floor continues to impress, offering two cleverly designed additional bedrooms and a stylish contemporary shower room, making it an ideal space for guests, older children, or home working.

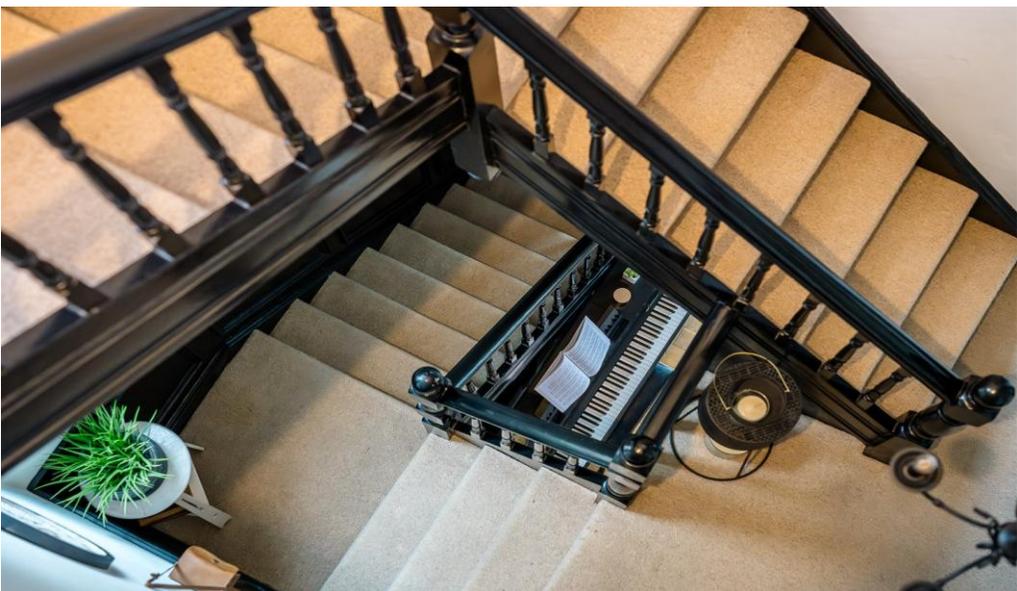
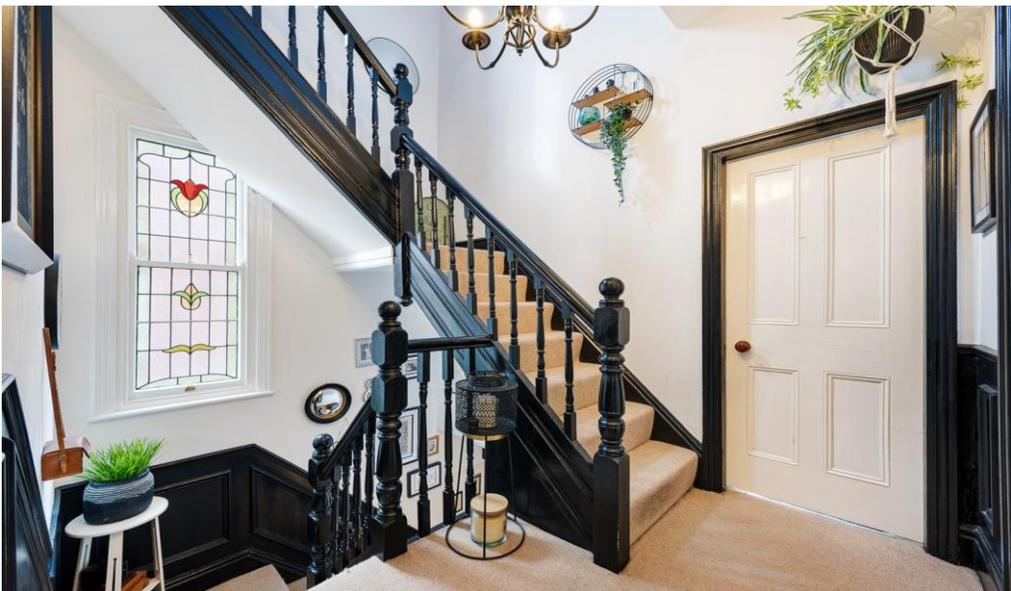
Further enhancing the property is a useful multi-chambered cellar, providing excellent storage or potential for further use. Externally, the home enjoys a generous lawned rear garden with a decked patio area, perfect for outdoor entertaining, along with a substantial 7.5 metre long garage. To the front, there is off-road parking, with secure gated access to the side.

In summary, this is a rare opportunity to acquire a substantial, beautifully finished period home in a prime conservation area location - offering space, style, and versatility in equal measure.



GASCOIGNE HALMAN

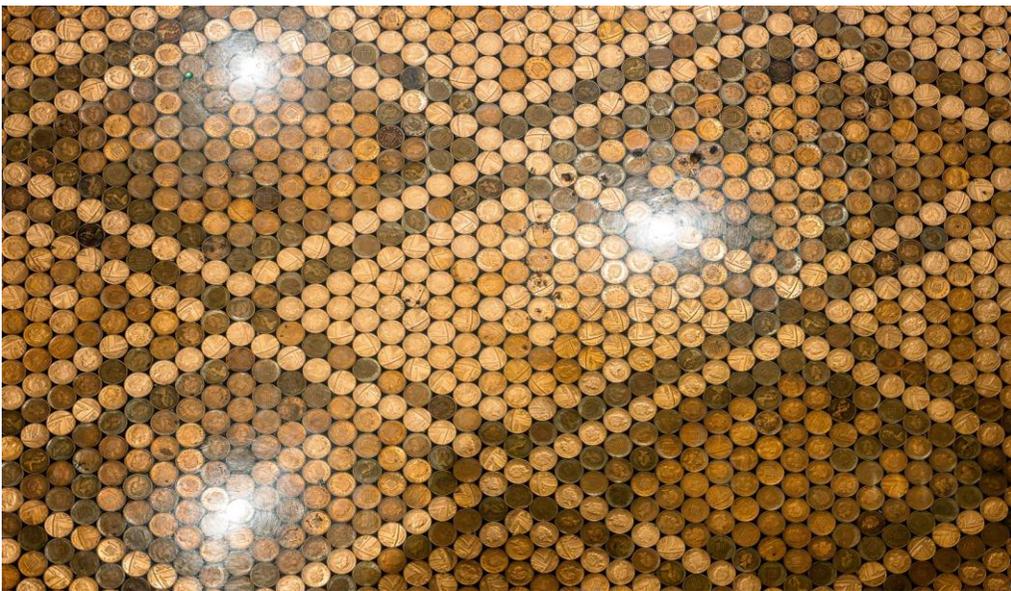








GASCOIGNE HALMAN









DIRECTIONS

SK3 9NG

COUNCIL TAX BAND

D

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		
69-80	C		74 C
55-68	D		
39-54	E	41 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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

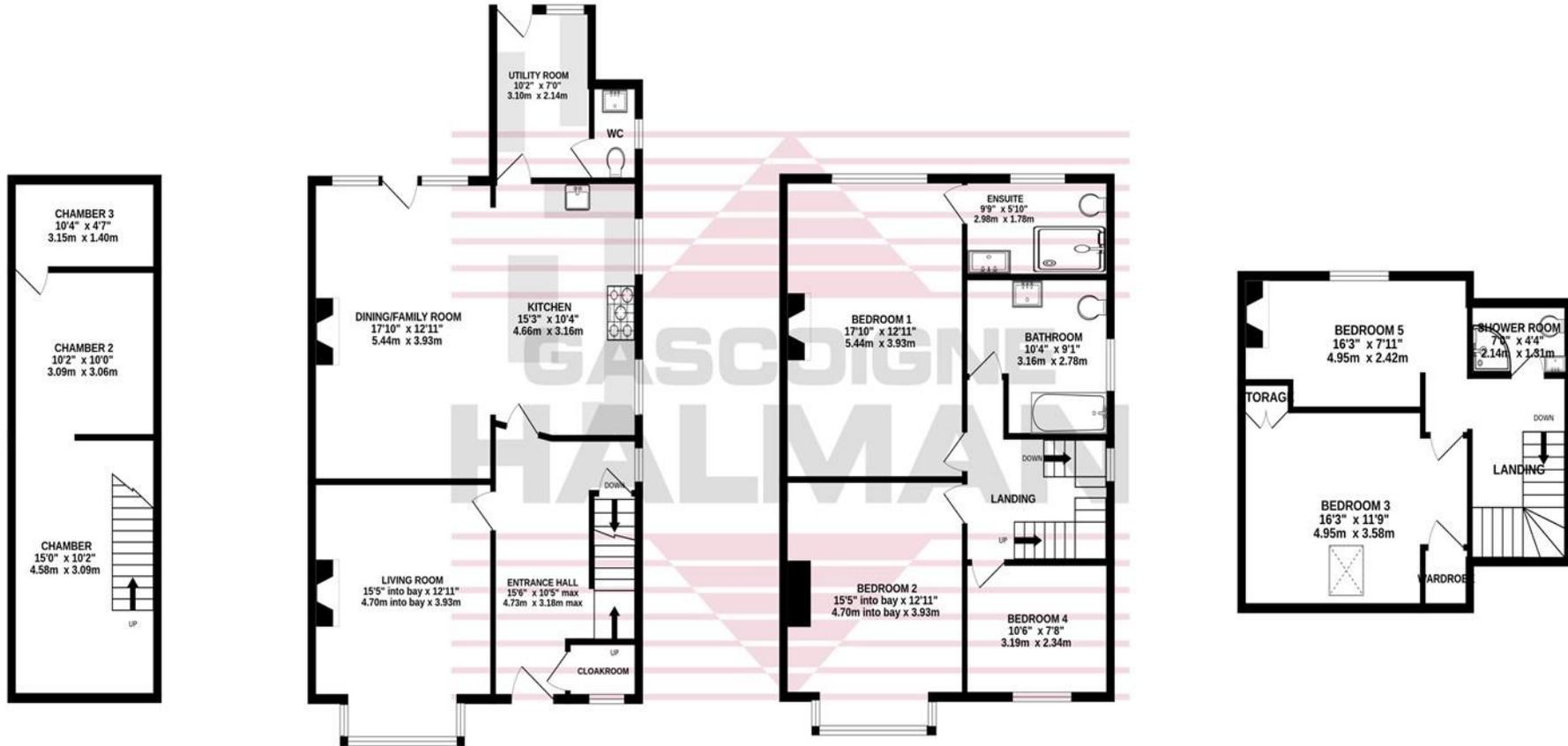
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CELLAR
319 sq.ft. (29.5 sq.m.) approx.

GROUND FLOOR
823 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
728 sq.ft. (66.7 sq.m.) approx.

2ND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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.



THE AREA'S LEADING ESTATE AGENCY

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