



**GASCOIGNE
HALMAN**

Elm Road South, Stockport
Asking Price
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



This immaculately presented and generously proportioned three-bedroom end terrace offers a superb blend of period charm and modern style. Benefiting from a large rear kitchen extension and a fantastic dormer loft conversion, the property is perfectly placed in the heart of Cheadle Heath, within easy reach of local shops, supermarkets, and excellent transport links - an ideal choice for young professionals and first-time buyers.

Property details

- Three-bedroom end terrace with superb loft conversion
- Large rear kitchen extension with vaulted ceiling & skylights
- 25ft living room with wooden flooring & log-burning stove
- Stylish extended kitchen-diner with range-style cooker
- Two double bedrooms with fitted wardrobes & period fireplaces
- Modern tiled shower room & additional storage throughout
- Low-maintenance courtyard garden with Indian stone paving
- Convenient Cheadle Heath location near shops & transport links.



About this property

Step inside to a welcoming entrance hall leading to a 25ft living room, beautifully finished with wooden flooring, a feature log-burning stove, and double doors opening into an impressive extended kitchen-diner. This light-filled space boasts a vaulted ceiling with four skylights, a range-style cooker, tiled flooring, and French doors to the garden, with a handy under-stairs nook for a washing machine.

The first floor offers two well-proportioned double bedrooms, each with fitted wardrobes and charming cast-iron fireplaces, along with a stylish tiled shower room and additional landing storage. A second staircase rises to the bright and spacious dormer loft room, complete with a useful storage cupboard.

Externally, the property features a low-maintenance courtyard garden laid with Indian stone and well-stocked borders. Beyond the courtyard is a further area ideal for a garden shed.

Viewings are highly recommended to fully appreciate the size, quality, and character of this superb home.









DIRECTIONS

SK3 0SR

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

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

Copper wire

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?

Yes

SOURCES OF FLOODING

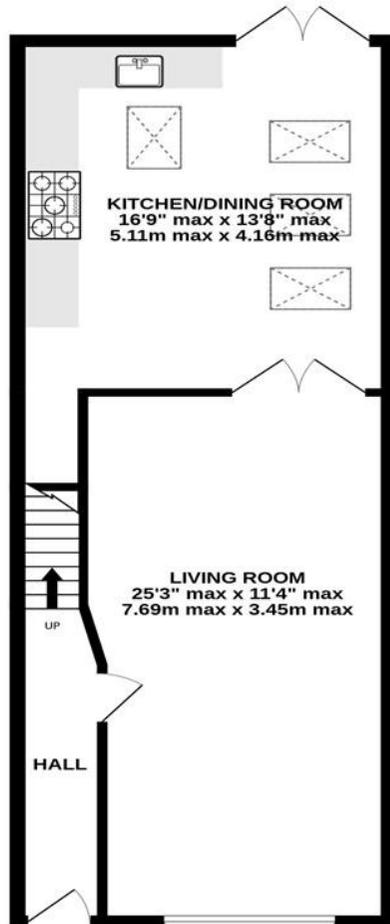
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

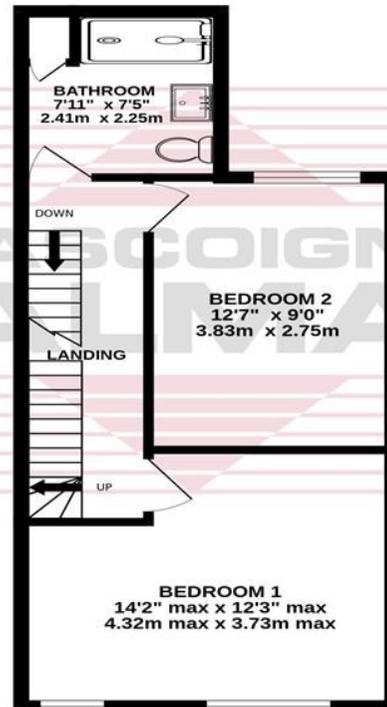
No

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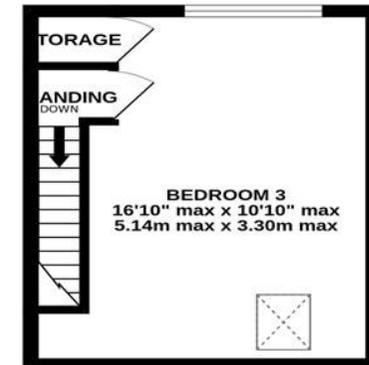
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.
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