



**GASCOIGNE  
HALMAN**

Colwyn Road, Cheadle Hulme, Stockport  
**Asking Price £290,000**

THE AREA'S LEADING ESTATE AGENCY



This immaculately presented two double bedroom semi-detached home offers a turn-key opportunity for professionals and first-time buyers seeking a high-specification residence in the heart of Cheadle Hulme. Perfectly positioned for a modern lifestyle, the property is within easy reach of the village center, the train station for effortless commuting, and highly regarded local schools.

## Property details

- Move-in Ready: Immaculately presented throughout, perfect for a seamless first-time purchase.
- Prime Location: Walking distance to Cheadle Hulme village, the station, and top schools.
- Modern Social Spaces: Semi-open plan ground floor with stylish parquet laminate flooring.
- Sleek Kitchen: Contemporary design featuring an integrated hob and a breakfast bar.
- EV-Ready Parking: Off-road parking equipped with a dedicated electric vehicle charger.
- Designer Bathroom: Recently upgraded with floor-to-ceiling tiling and high-end fixtures.
- Premium Garden: Large lawn plus a high-quality composite deck for alfresco dining.



## About this property

The home makes a striking first impression with off-road parking featuring a dedicated EV charging point. Internally, the ground floor has been reimagined with a semi-open-plan layout that prioritises sociable living and natural light. The lounge is both stylish and functional, boasting elegant parquet laminate flooring, made-to-measure blinds, and UPVC French doors that open directly onto the outdoor entertaining space. This leads into a contemporary kitchen equipped with a sleek breakfast bar, integrated cooking appliances, and ample plumbing for a dishwasher, washing machine, and fridge-freezer.

Upstairs, the property boasts two immaculately presented and generously proportioned double bedrooms. The accommodation is completed by a recently upgraded bathroom, which has been tiled and fitted with stylish fixtures and fittings.

The exterior is equally impressive and designed for low-maintenance enjoyment. A composite deck provides the perfect setting for alfresco dining, overlooking a generous lawned garden. Additionally, shared side access leads to a detached garage equipped with power, providing excellent storage or workshop potential. Combining a prime location with a flawless interior, this home is a standout choice for those looking to step onto the property ladder without compromising on quality.





## DIRECTIONS

SK8 6BX

## COUNCIL TAX BAND

C

## TENURE

Leasehold - 999 years from 29 September 1957. Ground Rent - £7 p/y

## 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		87 B
69-80	C		
55-68	D	63 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

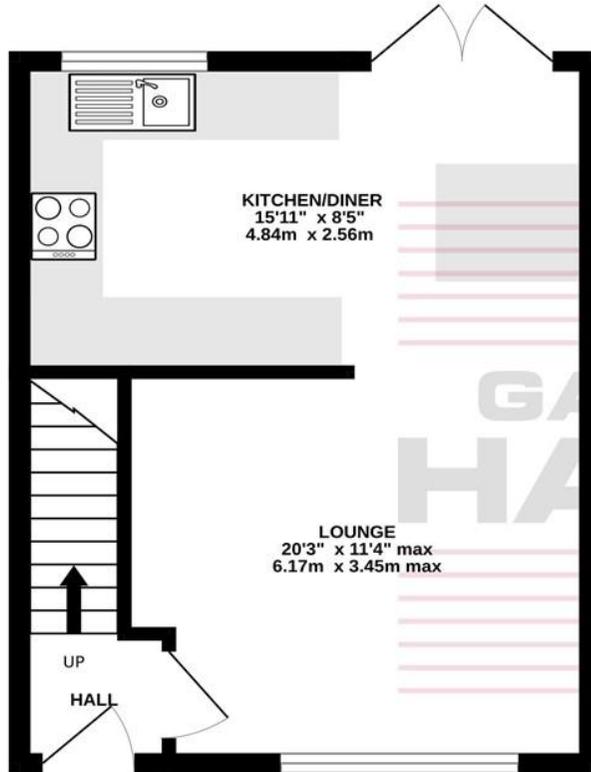
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

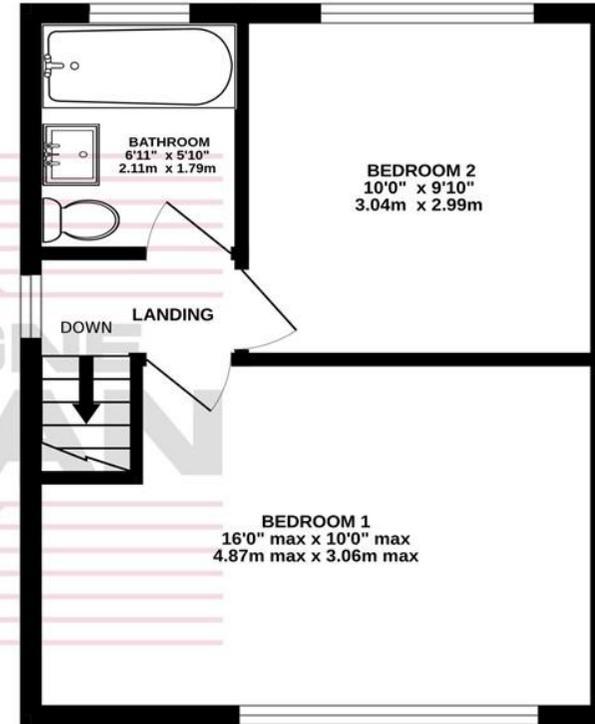
No

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GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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0161 428 1118 [cheadle@gascoignehalman.co.uk](mailto:cheadle@gascoignehalman.co.uk)  
91 High Street, Cheadle, Cheshire, SK8 1AA