



**GASCOIGNE
HALMAN**

Grasmere Road, Gatley
Asking Price £475,000

THE AREA'S LEADING ESTATE AGENCY



An impressive and stylish detached family home, presented to an exceptional standard and perfectly suited to modern living. This striking property now benefits from an air source heat pump, EV charger, new main shower room & new en-suite making it an exciting and energy-conscious purchase. Conveniently located close to Gatley and Heald Green, the home is ideally positioned for a range of useful local amenities, popular schools and transport links, appealing to both growing families and commuting professionals.

Property details

- Stylish, fully renovated detached family home
- Sought-after location close to Gatley & Heald Green
- Impressive open-plan living, dining & kitchen space
- Three well-proportioned bedrooms
- New en-suite & contemporary family shower room
- Air source heat pump & EV charging point
- Private enclosed rear garden with composite decking
- Driveway parking for two vehicles



About this property

The accommodation is thoughtfully arranged and begins with a useful storm porch leading into a welcoming entrance hallway with a contemporary ground floor WC. To the front is a well-proportioned living room, while the heart of the home lies to the rear in the impressive open-plan living, dining and kitchen space. This highly versatile area is flooded with natural light via a striking floor-to-ceiling window and double sliding doors opening directly onto the garden. The kitchen is finished with quality integrated appliances, a charming breakfast bar and ample storage, ideal for both everyday living and entertaining. A further useful storage cupboard completes the ground floor.

To the first floor, a generous landing gives access to three well-sized bedrooms, with the principal bedroom benefitting from fitted wardrobes and a stylish new en-suite shower room. Completing the accommodation is a modern refitted family shower room, finished to a high contemporary standard.

Externally, the property continues to impress. To the front is an attractive paved driveway providing off-road parking for two vehicles and incorporating an EV charging point, bordered by sleeper-planted beds. The private rear garden is ideal for families and entertaining, featuring composite decking, fenced boundaries and a raised lawned area.

A superb, turn-key home offering style, comfort and sustainability in equal measure, early viewing is strongly recommended.







DIRECTIONS

SK8 4RS

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		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Air Source Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

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

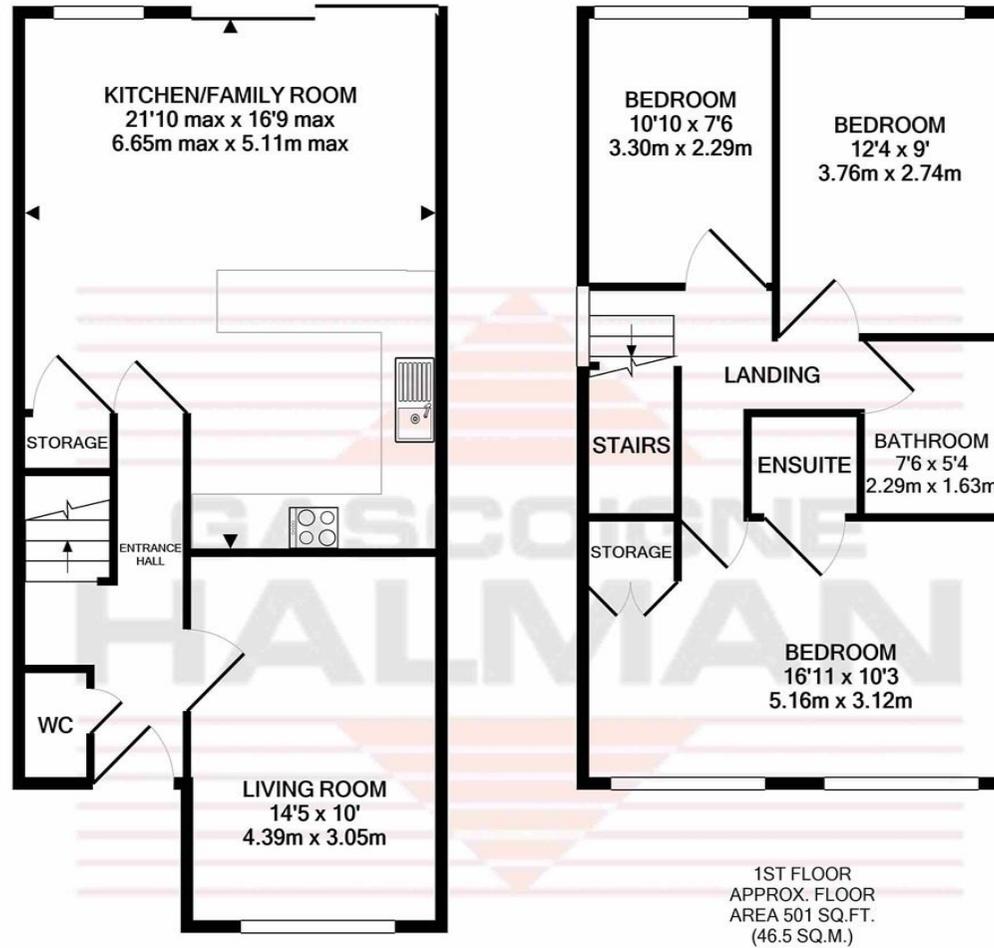
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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