



**GASCOIGNE  
HALMAN**

Styal Road, Gatley, Stockport  
**Asking Price £400,000.00**

THE AREA'S LEADING ESTATE AGENCY



Situated in the highly desirable area of Gatley, just a short walk from the village and train station, this beautifully presented two-bedroom semi-detached home offers stylish and versatile living throughout. Featuring a spacious living room, a cosy lounge, a well-equipped kitchen, a modern bathroom, separate shower room and two generous bedrooms - the property is ideal for comfortable modern living. Externally, a driveway and attractive frontage lead to a stunning west-facing rear garden with Indian stone patio, lawn, and a versatile garage/workshop. Early viewing is highly recommended.

## Property details

- Sought-after Gatley location, close to village amenities and train station
- Spacious living room with charming views and feature fireplace
- Separate versatile lounge, ideal for relaxation or entertaining
- Modern fitted kitchen with stylish metro tiles and dining space
- Two generous bedrooms, including a skylit principal suite with eaves storage
- Contemporary bathroom and additional upstairs shower room
- Beautifully landscaped west-facing rear garden with Indian stone patio
- Versatile garage/workshop/utility space with power and water



## About this property

Positioned in a sought-after residential area just a short stroll from Gatley village and its array of local amenities and train station, this charming two-bedroom semi-detached property offers beautifully presented accommodation throughout, with a perfect blend of character and modern comfort.

To the front, a generous driveway provides ample off-road parking and is complemented by elegant resin steps, a mature rockery, and decorative railings adorned with flourishing wisteria - offering an inviting first impression. Step into a welcoming porch, ideal for storing coats and shoes, which leads into the heart of the home.

The spacious living room enjoys an elevated position with delightful views over nearby trees, enhanced by a feature fireplace and a calm, relaxing ambience. From the inner hallway, access is provided to a generous ground-floor bedroom complete with fitted wardrobes and a pleasant outlook over the rear garden.

A bright and cosy lounge offers an additional space to unwind, opening through French doors to the rear patio. The well-appointed kitchen features stylish white metro tiles, fitted appliances, and even space for a small dining table - making it perfect for casual meals. A modern three-piece bathroom completes the ground floor.

Upstairs, the impressive principal bedroom benefits from ceiling skylights that flood the space with natural light, as well as extensive eaves storage to both sides. A separate three-piece shower room adds further convenience.

Externally, the property truly shines with a beautifully maintained west-facing rear garden. A generous Indian stone patio provides the perfect space for outdoor dining and entertaining, leading onto a neat lawn surrounded by mature planting. There is also a versatile garage/workshop/utility area equipped with power and water.

This property must be viewed to fully appreciate the quality, charm, and setting on offer. Early viewing is highly recommended.









## DIRECTIONS

SK8 4JG

## 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		75 C
55-68	D	60 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

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?

No

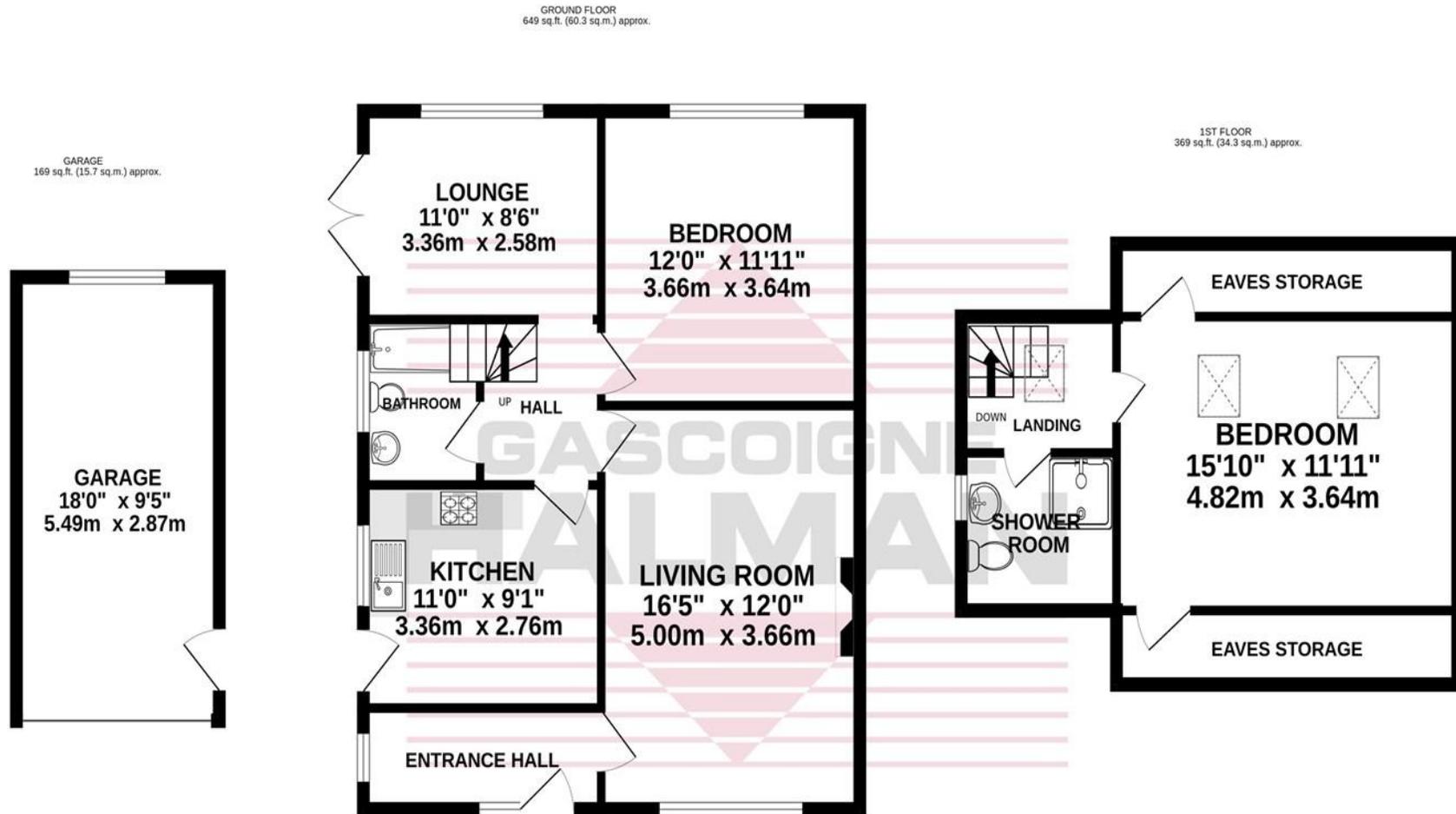
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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