



**GASCOIGNE
HALMAN**

Moseley Road, Cheadle Hulme, Cheadle
Asking Price £210,000

THE AREA'S LEADING ESTATE AGENCY



A WELL PRESENTED and SPACIOUS TWO BEDROOM ground floor apartment, boasting modern and stylish fittings, good size LIVING/DINING KITCHEN, two modern bathrooms including EN-SUITE to master bedroom, decking area enjoying pleasant views, gated secure parking and well maintained communal areas.

Property details

- Purpose Built Apartment
- Quiet And Popular Location
- Good Size Living/Dining Kitchen
- En-Suite To Master Bedroom
- Secure Gated Parking



About this property

Situated on a quiet road close to local amenities and transport links, a ground floor apartment offering good space complemented by stylish and modern fittings, two bedrooms with the master having the added benefit of a contemporary en-suite, a further modern bathroom, spacious living/dining kitchen, superb access directly into the communal gardens, well maintained and presented communal areas with lift access to all floors. There is also secure gated parking for both residents and visitors. Viewing recommended.





DIRECTIONS

SK8 5GA

COUNCIL TAX BAND

D

TENURE

Leasehold

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	80 C
55-68	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

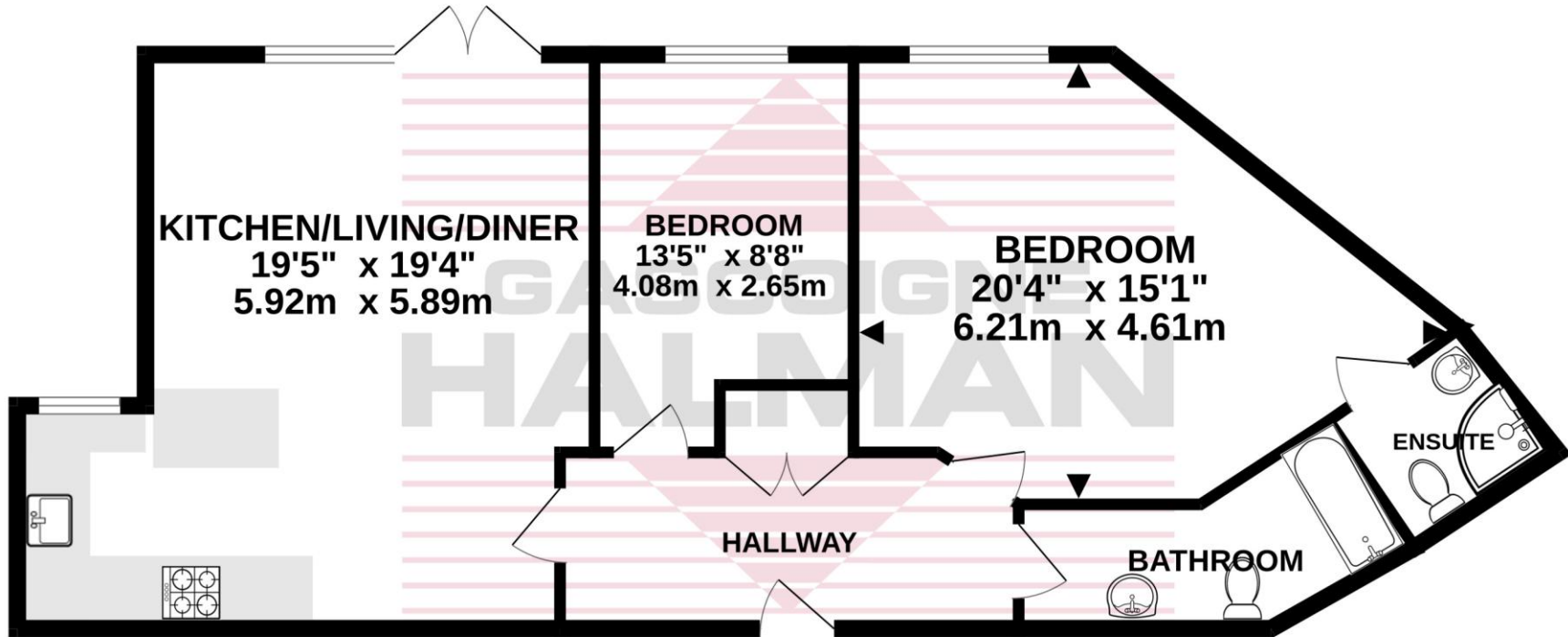
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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