



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Sherborne Road, Cheadle Heath, Stockport  
**£350,000**



Perfectly positioned within the ever-popular Cheadle Heath area, this attractive three-bedroom detached home presents an excellent opportunity for first-time buyers and young professionals seeking a characterful property enhanced by modern living. The home successfully blends period charm with contemporary functionality, retaining a number of original features that add warmth and personality throughout.

## Property details

- Attractive three-bedroom detached period home
- Sought-after Cheadle Heath location
- Ideal for first-time buyers & young professionals
- Spacious lounge with cast-iron feature fireplace
- Open-plan dining room into modern fitted kitchen
- French patio doors opening onto private rear garden
- Contemporary family bathroom & upgraded combi boiler
- Excellent access to local amenities & transport links



## About this property

The ground floor opens with a welcoming storm porch and entrance hallway, leading through to a generous front lounge - an inviting space for everyday living, centered around a striking cast-iron period fireplace. To the rear, the dining room offers a sociable and versatile setting, complete with fitted storage and built-in seating, flowing seamlessly into the recently refreshed kitchen. Stylishly finished, the kitchen is fitted with modern units and integrated appliances, with French patio doors providing direct access to the rear garden. Practical features include a useful under-stairs utility cupboard with plumbing and space for both a washing machine and dryer, along with the benefit of a recently upgraded, efficient combi boiler for added peace of mind.

The first floor hosts three well-proportioned bedrooms, with the principal bedroom being particularly spacious and immaculately presented. A contemporary family bathroom completes the accommodation, finished with modern metro tiling, decorative paneling and mirrored wall detailing.

Externally, the property enjoys a small garden to the front, while to the rear is a private, enclosed paved garden - ideal for outdoor dining, entertaining or relaxing in a low-maintenance setting. Conveniently located close to local amenities, transport links and commuter routes, this home offers a superb blend of character, comfort and convenience in one of Cheadle Heath's most desirable locations. Early viewing is highly recommended.









**DIRECTIONS**

SK3 0RW

**COUNCIL TAX BAND**

C

**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 central heating with combi boiler

**PRIMARY ARRANGEMENT FOR SEWERAGE**

Mains

**PRIMARY SOURCE OF ELECTRICITY**

Mains

**PRIMARY SOURCE OF WATER**

Mains

**BROADBAND CONNECTION**

Fibre to 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**

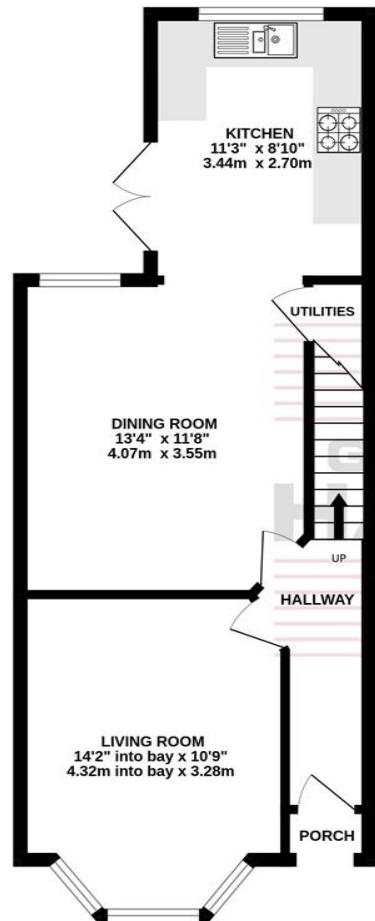
No

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

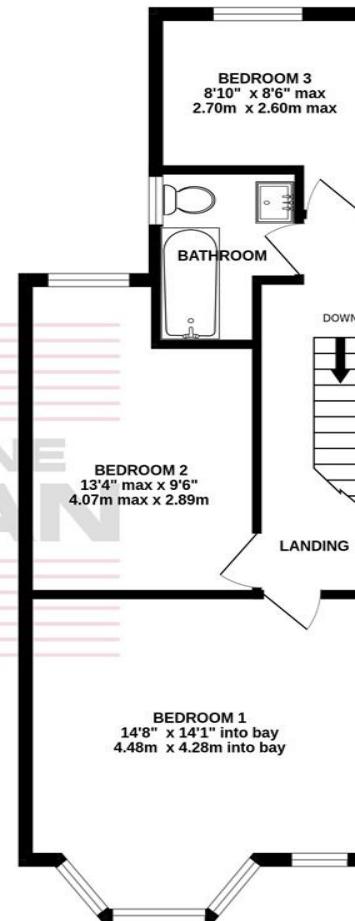
No

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GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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