



**GASCOIGNE
HALMAN**

Malmesbury Road, Cheadle Hulme

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN This link detached family home occupies a highly desirable location with convenient access to excellent School and transport links. The Handforth-Wilmslow bypass is easily accessible and with various retail parks at Stanley Green & Handforth Dean, there are ample facilities on the doorstep. This excellent location will suit families and professionals and coupled with versatile living accommodation to accommodate three or four bedrooms and ample development potential, this superb residence will be a home for years to come.

Property details

- Modern Three Bedroom Detached Family Home
- Hursthead Infant & Junior School , Thorn Grove Primary School & Cheadle Hulme High School Within Easy Reach
- Immaculate Bespoke Garden Room, Complete With Mini Bar Ideal For Entertaining & Relaxing
- Spacious Wide Plot with Ample Opportunity To Extend & Develop (STPP)
- Contemporary Kitchen with Concealed Lighting & Modern Finish Throughout
- Additional Sitting Room/Bedroom 4 To The Ground Floor with Courtesy WC



About this property

This stunning three/four bedroom link detached family home has been upgraded and modernised but yet also provides a superb opportunity to further develop and extend (STPP). Boasting a modern design and impeccable style, this freehold property offers a comfortable and spacious living environment with accommodation approaching 1200 sq/ft. Upon entering, you are greeted by an inviting entrance hallway which in turn provides access to the conveniently located WC to the ground floor. Flanked either side of the hallway are two reception rooms. The sitting room provides a comfortable separate space to relax but equally a further bedroom could provide additional sleeping quarters for additional versatility. The large open plan lounge dining room is a bright and spacious family room and offers a sociable reception area for friends and family. The re-styled kitchen adds a touch of luxury with a clean and crisp finish along with contemporary units and elegant worktops. The utility room is a great size and sits adjacent to the kitchen providing ample storage. To the first floor the landing provides a fashionable theme with its wall panelling and fitted storage cupboard. The three spacious bedrooms provide superb sleeping accommodation whilst a family bathroom completes comprehensive accommodation. The immaculate bespoke garden room is a standout feature, complete with a mini bar, ideal for entertaining and relaxing with family and friends which can be enjoyed all year round. The spacious wide plot offers ample opportunity to extend and develop, subject to obtaining the necessary planning permissions but there are various patio areas to enjoy and relax within the landscaped garden. There is side access which provides additional convenience and a driveway provides ample parking. Situated within close proximity to Hursthead Infant & Junior School, Thorn Grove Primary School, and Cheadle Hulme High School, this property is perfect for families looking to settle in a vibrant community with excellent educational facilities nearby.







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DIRECTIONS

SK8 7QL

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	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

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?

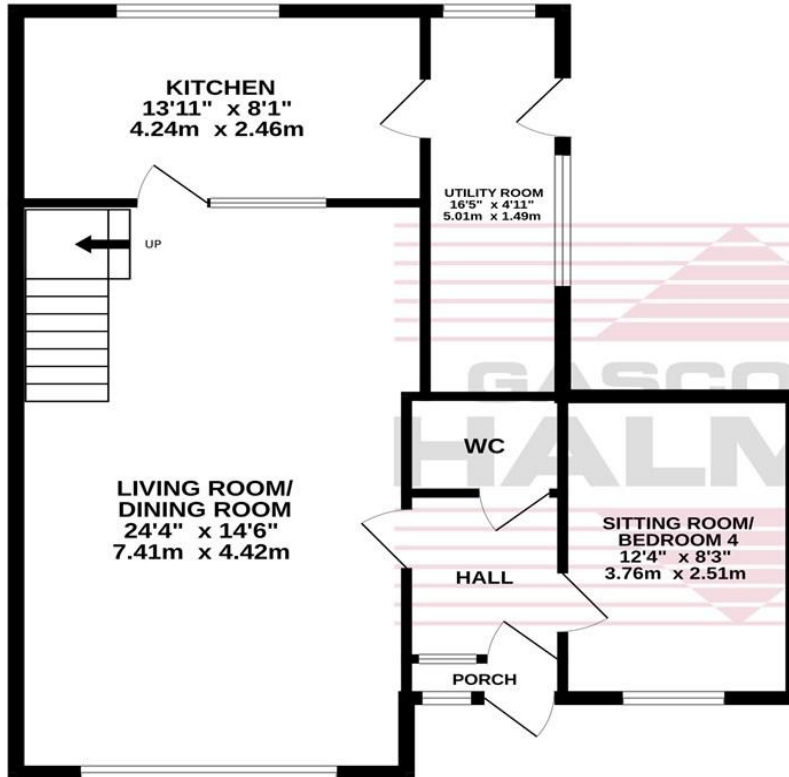
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

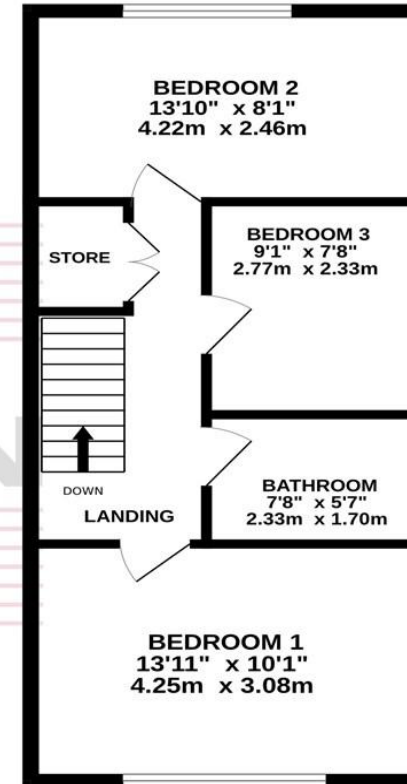
No

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
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE