



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Beechwood Gardens, Heald Green, Cheadle
Asking Price £410,000



Set within a modern and well-kept development, this beautifully presented home offers stylish, low-maintenance living ideally suited to busy professionals and growing families alike. The property is ideally located for commuters, with excellent transport links nearby, while also being within easy reach of reputable schools, local amenities, green spaces, and even Manchester Airport. This is a home that effortlessly combines modern living, practicality, and location - an ideal long-term move for those seeking both comfort and convenience.

Property details

- Modern, beautifully presented home ideal for professionals and growing families
- Spacious open-plan layout perfect for relaxing and entertaining
- Contemporary fitted kitchen & dining area.
- Well-proportioned bedrooms offering flexibility for home working or guests
- Stylish family bathroom plus thoughtfully designed internal layout
- Private, enclosed rear garden - safe for children and ideal for summer hosting
- Off-road parking and attractive curb appeal within a well-kept development
- Convenient location close to transport links, reputable schools and local amenities.



About this property

To the front, the property benefits from off-road parking and an attractive brick façade, creating a smart first impression. Inside, the home has been thoughtfully designed to balance comfort with practicality. A welcoming entrance hall leads into a bright and spacious open space perfect for relaxing evenings or entertaining guests. This space is the true heart of the home, offering a contemporary fitted kitchen with dining and living area with direct access to the garden for seamless indoor-outdoor living. A convenient under-stairs WC offers additional practicality.

Upstairs, well-proportioned bedrooms offer flexibility for family life, guest accommodation, or the increasingly essential home office. The principal bedroom provides a calm and comfortable retreat, while the remaining rooms are ideal for children, visitors, or workspace. A modern family bathroom & additional shower room completes the internal layout.

Externally, the enclosed rear garden offers a safe and private environment for children to play and for adults to unwind or entertain during warmer months. The space is designed to be both functional and easy to maintain - perfect for those with busy lifestyles.





DIRECTIONS

SK8 3AY

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.

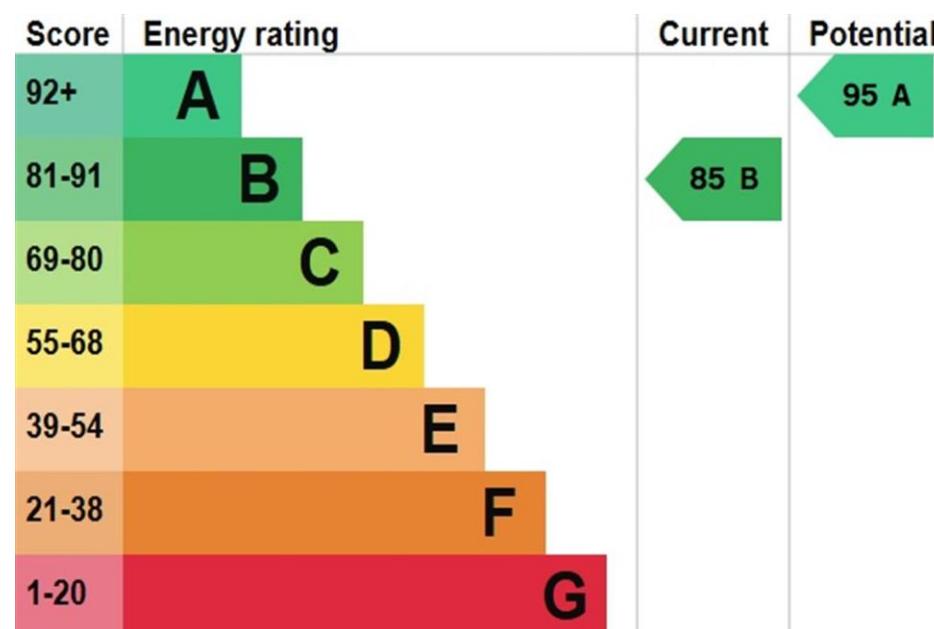
LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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 cabinet

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

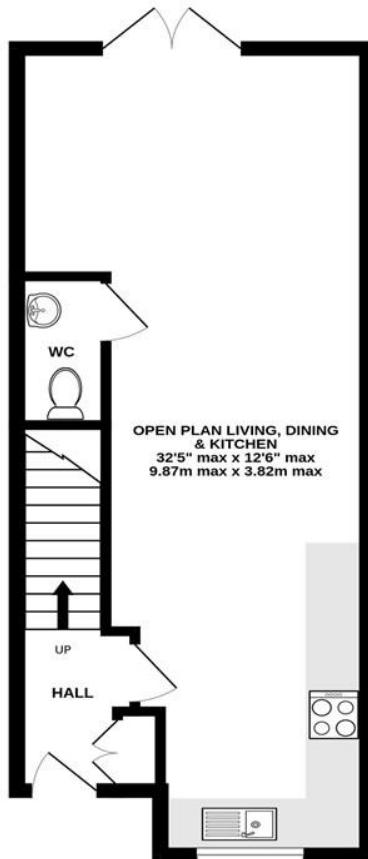
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

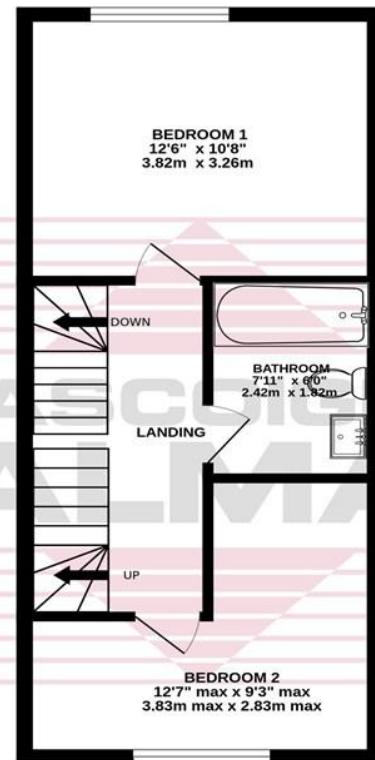
No

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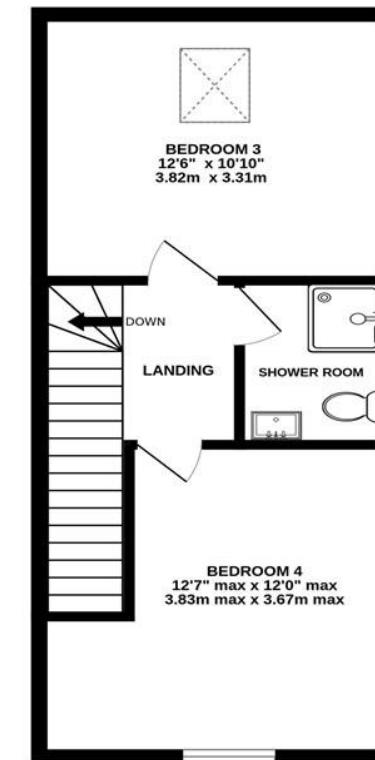
GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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