



**GASCOIGNE
HALMAN**

Cecil Street, Edgeley, Stockport
Asking Price £190,000

THE AREA'S LEADING ESTATE AGENCY



Perfectly positioned in central Edgeley, just moments from the shops and amenities along Castle Street, and within easy reach of Stockport Railway Station and Interchange, this two-bedroom mid-terrace home offers convenience, comfort and excellent value - making it an ideal first step onto the property ladder.

Property details

- Prime central Edgeley location
- Close to shops & cafés on Castle Street
- Short distance to Stockport Railway Station
- Close to Stockport Interchange
- Cosy lounge & modern kitchen/diner
- Two well-proportioned bedrooms
- Metro-tiled three-piece bathroom
- Paved rear courtyard with upgraded gate



About this property

Step inside via the entrance vestibule into a cosy and welcoming living room, perfect for relaxing after a busy day. To the rear, a well-presented kitchen/dining space features a recessed chimney breast housing the freestanding cooker, adding character, while useful under-stairs storage enhances practicality.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The spacious principal bedroom benefits from attractive hardwood flooring and recessed storage, providing both style and functionality. A contemporary metro-tiled three-piece bathroom completes the first floor.

Externally, the paved courtyard offers a low-maintenance outdoor space, complete with a recently upgraded rear gate - perfect for secure access.

Further benefits include full double glazing and gas central heating via a recently serviced combi boiler ensuring warmth and efficiency throughout the year.

With transport links, shops, cafes and amenities quite literally on your doorstep, this is an exciting opportunity for first-time buyers wanting to enjoy vibrant, well-connected.



DIRECTIONS

SK3 9BD

COUNCIL TAX BAND

A

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 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

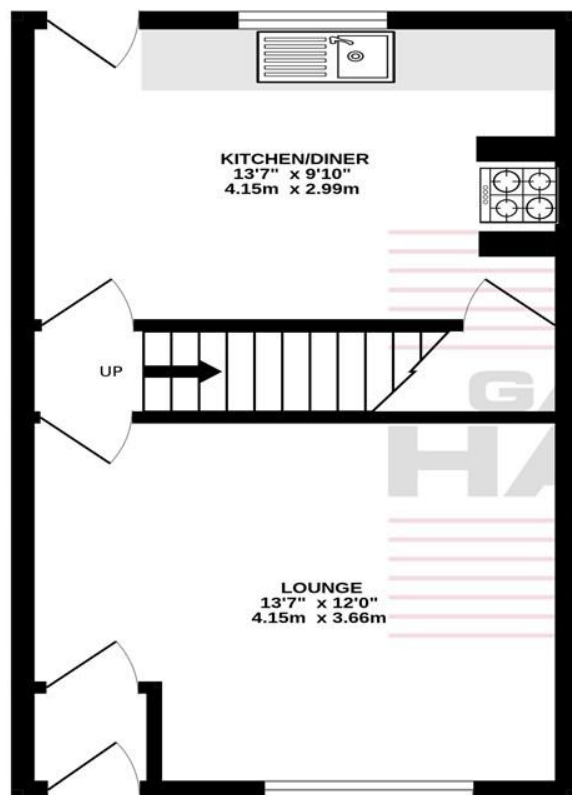
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

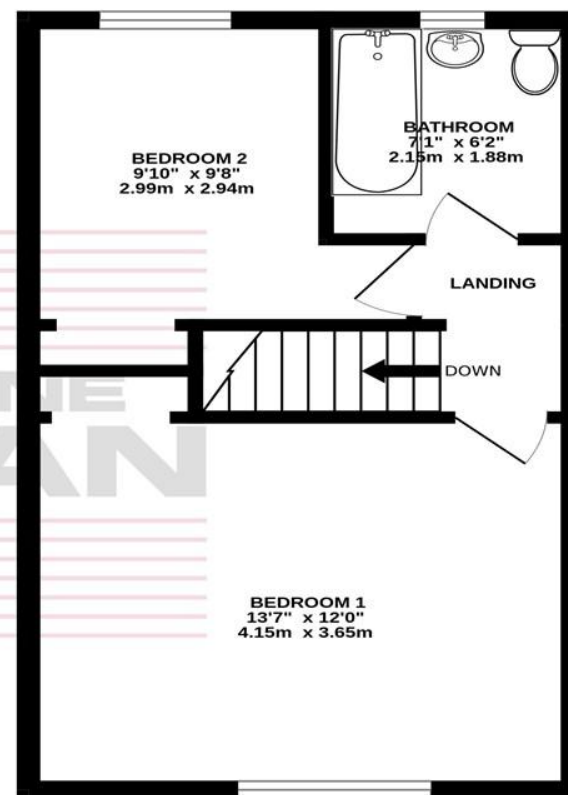
No

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GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA