



**GASCOIGNE
HALMAN**

Dorset Avenue, Cheadle Hulme
Asking Price £270,000

THE AREA'S LEADING ESTATE AGENCY



An immaculately presented three-bedroom semi-detached home, boasting an extensive rear garden and ideally located within the catchment area for highly regarded local schools.

Property details

- Immaculately presented three-bedroom semi-detached home
- Situated within catchment for highly regarded local schools
- Welcoming entrance hallway with stylish décor
- Bright lounge featuring a charming wood-burning stove
- Separate dining room ideal for family meals and entertaining
- Modern kitchen with sleek white high-gloss units and quality finishes
- Contemporary family bathroom with bath, wash basin and WC
- Driveway providing convenient off-road parking
- Useful side ginnel with brick-built storage
- Extensive rear garden with lawn, decking and patio areas perfect for outdoor living



About this property

The property offers beautifully maintained accommodation throughout, comprising an inviting entrance hallway, a bright and spacious lounge with a feature wood-burning stove, a separate dining room, and a modern kitchen fitted with sleek white high-gloss units and complementary work surfaces.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom complete with bath, wash basin, and WC.

Externally, the property benefits from a driveway providing off-road parking to the front, while to the side there is a useful ginnel with brick-built storage. The rear of the property reveals a superb, generously sized garden - mainly laid to lawn with decked and patio areas ideal for outdoor entertaining - all enclosed by wooden fencing and mature hedgerow for added privacy.

Early viewing is highly recommended to fully appreciate this delightful family home.







DIRECTIONS

SK8 5QS

COUNCIL TAX BAND

B

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		86 B
69-80	C	73 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 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

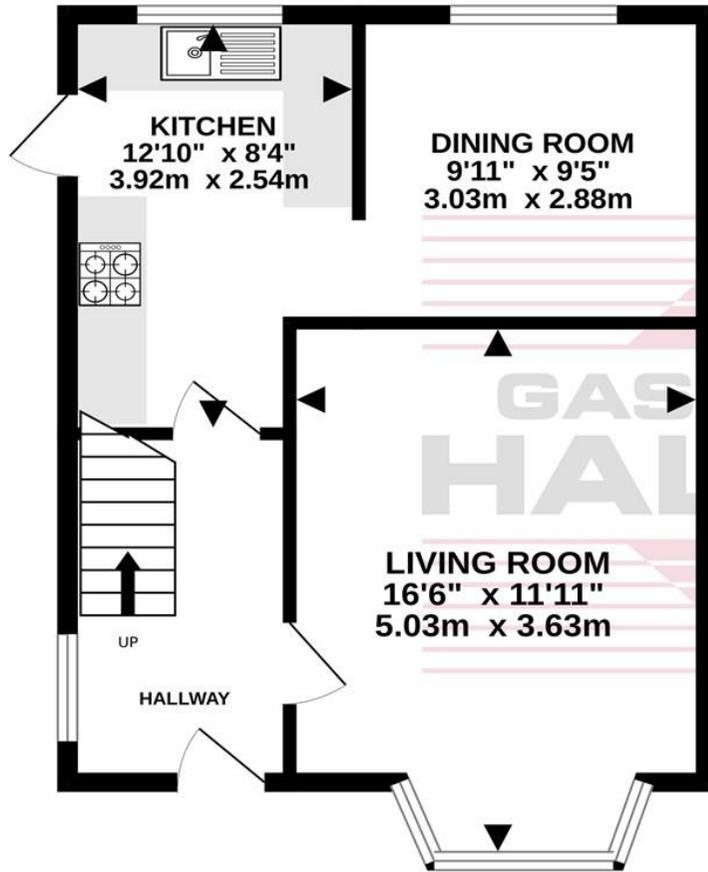
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

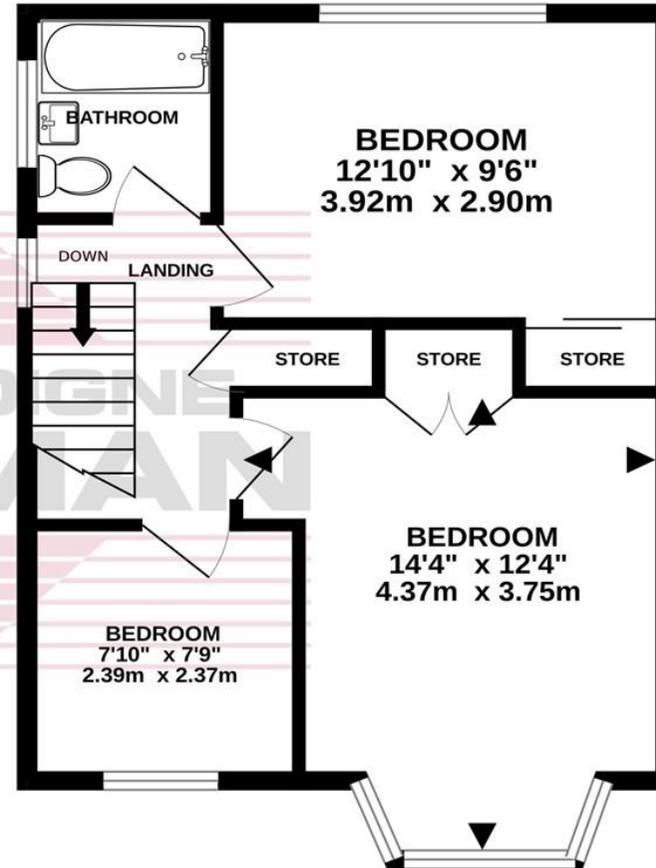
No

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GROUND FLOOR



1ST FLOOR



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