



**GASCOIGNE  
HALMAN**

Hall Street, Cheadle, Stockport  
**Asking Price £425,000**

THE AREA'S LEADING ESTATE AGENCY



Positioned on a charming and desirable road, yet just moments from the heart of the village, the property provides the best of both worlds: central convenience with a peaceful, tucked-away feel. Beautifully presented throughout and decorated to a high standard, it's very much "key turn" ready - making it a superb first home for young professionals looking to put down roots in a thriving community.

## Property details

- Sought-after conservation setting in the heart of Cheadle village
- Tucked away on a charming, desirable road
- Stylishly updated & truly key-turn ready
- Bay-fronted living room with sash windows & feature fireplace
- Separate dining room - perfect for hosting
- Shaker kitchen with integral appliances & French doors
- Indian stone patio capturing the afternoon sun
- Three versatile bedrooms, ideal for home working
- Contemporary bathroom with high-quality fittings
- Moments from the green open space of Hall Street Green



## About this property

A gated frontage with smart paving leads to an attractive storm porch and striking front door, setting the tone from the outset. Inside, a welcoming entrance hall with wooden flooring flows through to a stunning bay-fronted living room, complete with sash windows, a charming feature fireplace and bespoke built-in cabinetry creating the perfect space to unwind or host friends.

A separate dining room, centered around a cast iron fireplace, creates a stylish setting for dinner parties, while the shaker-style kitchen is both practical and beautifully finished. Integral appliances include a slimline dishwasher, washer dryer and a two-year-old oven, along with a convenient recess for a freestanding fridge freezer. French patio doors open onto a recently upgraded Indian stone patio and garden, thoughtfully designed with external lighting and perfectly positioned to capture the afternoon sun and becoming an ideal spot for summer evenings and weekend gatherings.

Upstairs, the charm continues. The principal bedroom features built-in wardrobes to the chimney alcoves and a striking cast iron fireplace. Bedroom two is a generous double with another feature fireplace and polished floorboards, while bedroom three - currently arranged as a stylish home office, offers flexibility for remote working or guest accommodation. The contemporary tiled bathroom completes the accommodation, showcasing high-quality upgraded fixtures and fittings.

Just around the corner, Hall Street Green provides a charming open space for residents to enjoy making it the perfect spot for a morning coffee stroll or relaxed weekend downtime.



# GASCOIGNE HALMAN





## DIRECTIONS

SK8 1PJ

## 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 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

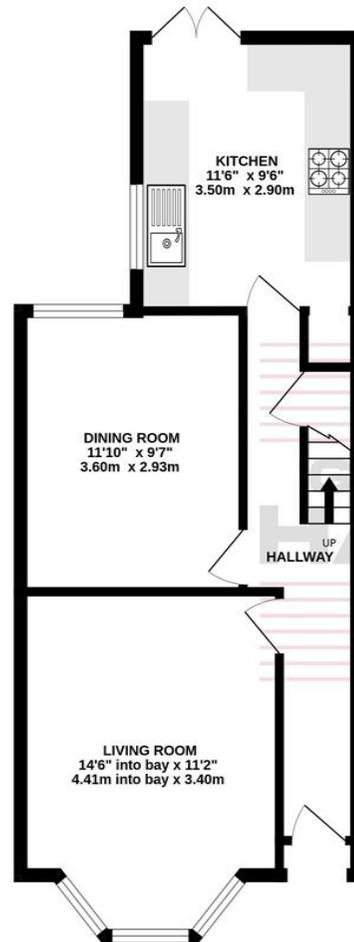
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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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