



**GASCOIGNE
HALMAN**

Bulkeley Road, Cheadle
Asking Price £290,000

THE AREA'S LEADING ESTATE AGENCY



An exceptional and stylishly enhanced terraced home, set within a sought-after position only a short stroll to Cheadle Village, with a striking kitchen, two bedrooms, and a secluded rear garden.

Property details

- An Immaculate And Extensively Enhanced Terraced Home
- Well Sized Living Room With Feature Original Fireplace
- Set Within Easy Reach Of Cheadle And Its' Local Amenities
- Useful Separate Utility/ Storage Room
- Secluded Rear Garden With Block Paved Patio



About this property

An impressive and charming terraced home, boasting a wealth of attractive accommodation, conveniently close to Cheadle Village, and it's local amenities.

The home begins with a generous living room complete with a striking original feature fireplace with attractive contrast tiling, leading to the well-presented dining kitchen, enjoying a wealth of base and wall units and with charming oak-effect work surfaces and repurposed chimney breast with inset hob. Also offering a versatile utility and storage room, with access to the rear garden.

To the first floor, off the well sized split landing, are two bedrooms, with bedroom one particularly large in size and offering large fitted wardrobes, and benefiting from a bathroom with attractive tiling and useful airing cupboard.

Externally to the rear is a secluded garden with raised block paved patio, boasting gated access and a useful outdoor storage cupboard.



DIRECTIONS

SK8 2AD

COUNCIL TAX BAND

B

TENURE

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	69 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 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

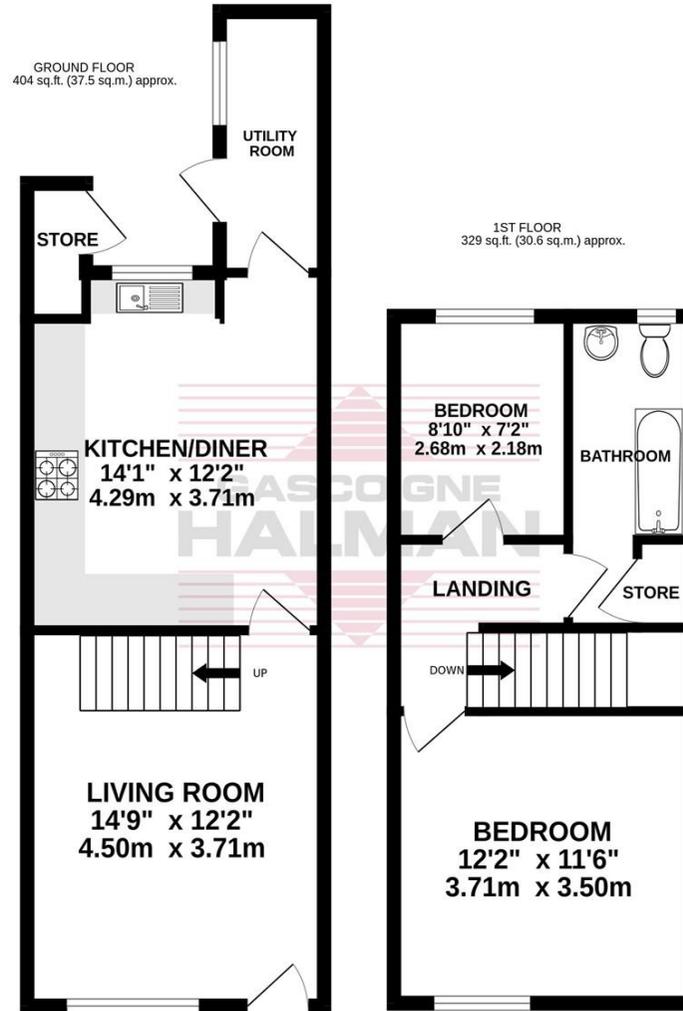
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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