



**GASCOIGNE
HALMAN**

New Hey Road, Cheadle

**Asking Price
£260,000.00**

THE AREA'S LEADING ESTATE AGENCY



Step inside and you'll find a bright and welcoming interior, featuring a generous living area filled with natural light, a stylish fitted kitchen, and two comfortable bedrooms - ideal for a small family, couple, or professional. The home also benefits from a rear patio garden, perfect for summer evenings, and the added advantage of being an end-of-terrace property provides extra privacy and outdoor space. Located within walking distance of Cheadle Village, excellent schools, and major transport links, this property offers the perfect blend of suburban tranquility and everyday convenience.

Property details

- Well regarded local schools
- Sought after location
- Excellent transport links
- Ideal for first time buyers
- A short walk from Cheadle Village



About this property

Located on the ever-popular New Hey Road, this well-presented two-bedroom end-of-terrace home offers a fantastic opportunity for first-time buyers, downsizers, or investors. The property features a bright and spacious living room, a modern fitted kitchen with space for dining, and direct access to a private patio, ideal for relaxing or entertaining.

Upstairs, you'll find two generously sized bedrooms and a stylish three-piece bathroom. Being an end-of-terrace, the property benefits from additional outdoor space and side access, along with off-road parking to the front.

Situated just a short walk from Cheadle Village, excellent schools, local parks, and with convenient access to the M60 and public transport, this charming home ticks all the boxes for comfortable and connected living.

Early viewing is highly recommended.





DIRECTIONS

SK8 2AQ

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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 60 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

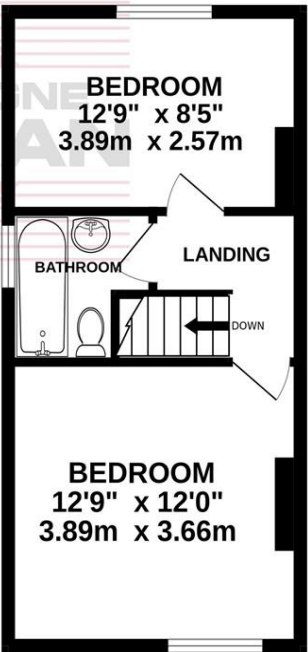
No

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.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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 availability or efficiency can be given.



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