



**GASCOIGNE  
HALMAN**

Moscow Road East, Stockport  
**Asking Price £350,000**

THE AREA'S LEADING ESTATE AGENCY



Perfectly positioned in the Edgeley area and ideal for first-time buyers and young professionals, this three-bedroom terraced residence offers a wonderful blend of period character and contemporary functionality. The property retains beautiful features of its era, highlighted with a contemporary finish, creating a home that is as practical as it is inviting.

## Property details

- Three well-proportioned bedrooms plus a contemporary shower room
- Low-maintenance enclosed patio garden perfect for entertaining
- Practical cellar with useful storage
- Ideal starter home, perfect for first-time buyers/young professionals
- Bright living room with bay window and feature fireplace
- Close to transport links and local amenities



## About this property

From the moment you step into the welcoming entrance hallway, the property sets the tone with a sense of light and space. The living room to the front enjoys a classic bay window, feature fireplace, and a versatile open feel, leading seamlessly into the dining area. This makes the space ideal for both relaxed evenings and hosting friends. The dining room flows into a thoughtfully designed fitted kitchen - perfect for casual dining. This sociable arrangement forms the true heart of the home.

Upstairs, three well-proportioned bedrooms provide flexibility for modern lifestyles and a sleek, contemporary shower room adds further appeal, offering both convenience and comfort.

A particular highlight is the spacious cellar, providing excellent storage and the potential to be transformed into a gym, workspace, or additional living area. With full double glazing and a gas central heating system powered by a combi boiler, the property is ready for immediate enjoyment.

Outside, the enclosed patio garden offers a low-maintenance outdoor retreat, perfect for summer gatherings or unwinding after a busy day.

Stylish, versatile, and brimming with potential, this property offers the ideal base for prospective buyers who want excellent transport links, a vibrant local area, and a home that balances modern convenience with period character. Early viewing is highly recommended to appreciate all it has to offer.





## DIRECTIONS

SK3 9QL

## COUNCIL TAX BAND

B

## TENURE

Leasehold

## 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		
69-80	C	69 C	77 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

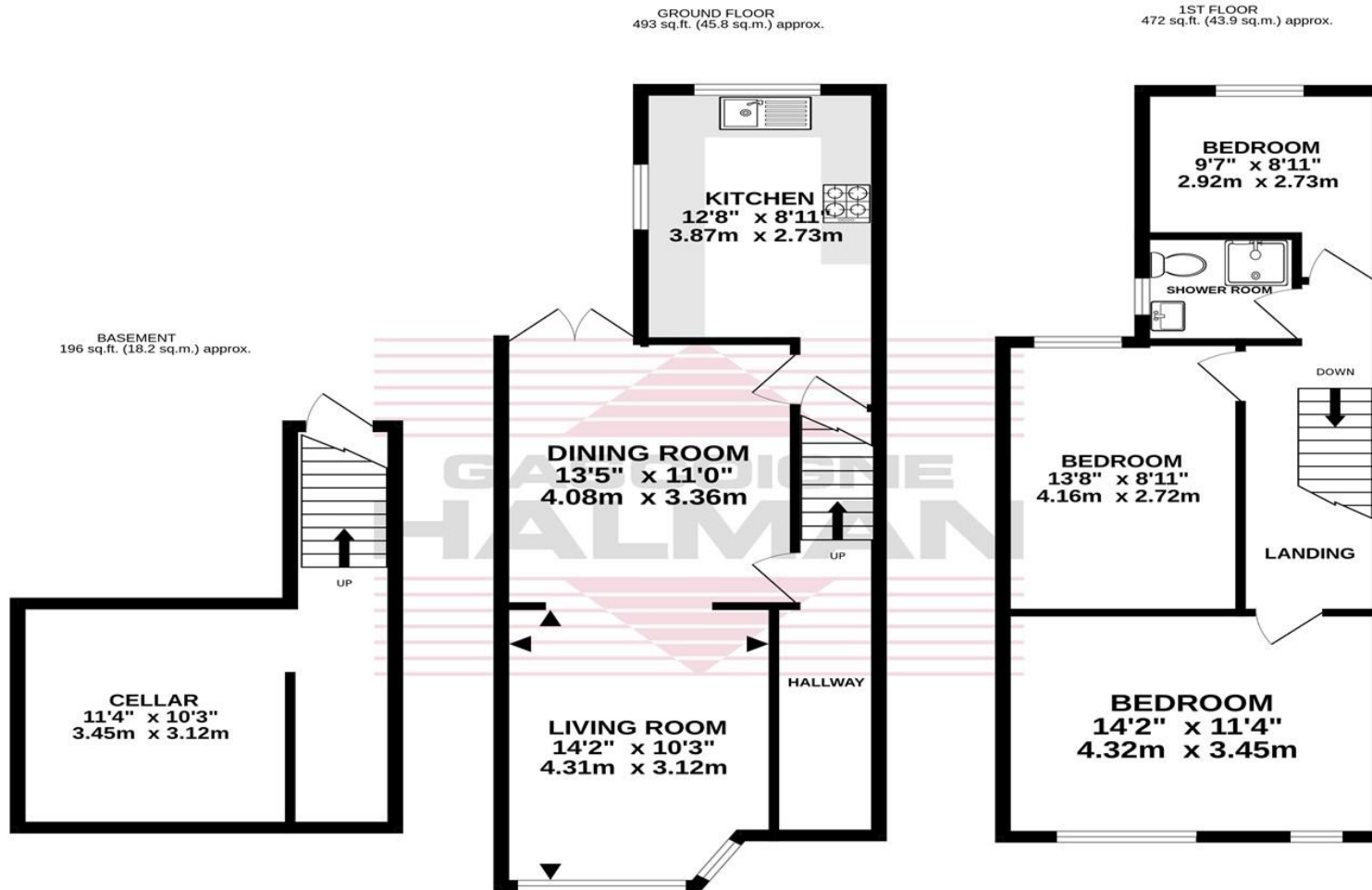
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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