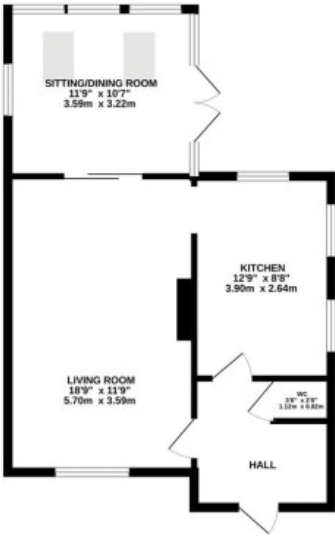
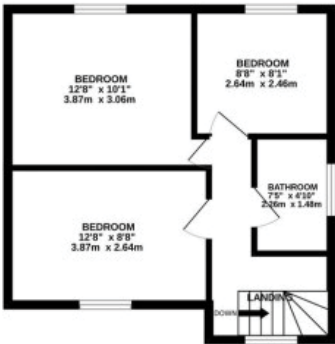


24 GOTHERAGE LANE
Romiley, Stockport
OFFERS IN REGION OF
£315,000

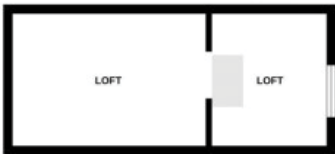
GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



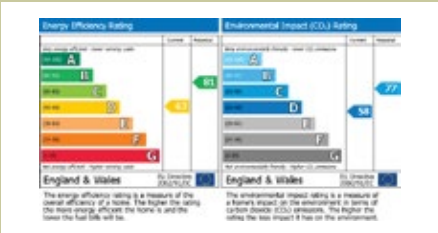
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 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.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



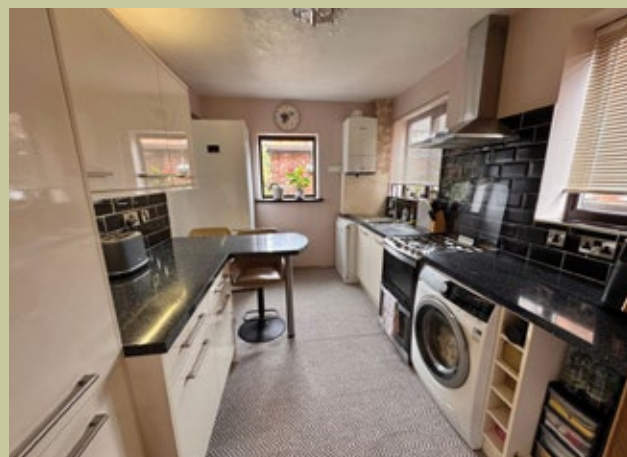
Beautifully presented three-bed semi-detached house with modern interiors, two bright reception rooms, stylish kitchen, large private garden, off-road parking, and generous storage. Handy Brick built garden store and loft room.

GASCOIGNE HALMAN

- Private driveway with low-kerb access
- Three Bedrooms
- Modern kitchen
- Two reception rooms
- Downstairs WC
- Loft room providing useful extra storage
- Convenient location within easy reach of the local railway station and bus stops
- Catchment area for Romiley Primary School and Marple Hall School
- Potential rental value of £1400 PCM

**OFFERS IN REGION OF
£315,000**

24 GOTHERAGE LANE
Romiley, Stockport



Welcome to this beautifully presented three-bedroom, semi-detached house that perfectly blends modern style with a warm and inviting atmosphere. Set behind a charming brick exterior, the property greets you with a well-maintained front garden, neatly trimmed hedges, and vibrant flowering plants. A gated entrance leads to convenient off-road parking. Step inside to discover a stylish entrance hall with modern wooden doors, a striking natural Oak staircase, and contemporary touches like a vertical radiator and practical laminate flooring. The home boasts two spacious reception rooms: a welcoming living area with ample natural light, wooden flooring, and cosy seating, as well as a flexible open-plan space featuring a brick fireplace and sliding doors flowing into

the lovely orangery. The second reception is bright room looking over the garden, flooded with natural light from skylights and French doors, seamlessly connects indoor and outdoor living, making it ideal for relaxation and entertaining. There is a modern kitchen, complete with sleek units, a striking black tiled backsplash, and a handy breakfast bar – perfect for casual dining or morning coffee. The bedrooms are thoughtfully designed, each with its own character – from floral accent walls and soft carpeting to large windows that fill the rooms with natural light. A modern bathroom offers comfort and style with tiled walls, a heated towel rail, a contemporary vanity unit, and a shower over a curved bath. Additional practical features include generous built-in storage, contemporary fixtures, and a bright landing with wooden

flooring and a large window. Outdoor living is another benefit of this property. The expansive rear garden is fully fenced for privacy, featuring a lush lawn, mature trees, and well-kept shrubs. There's plenty of space for children to play, or for adults to relax on the patio and seating areas. There is a handy brick build garden store and access to the side of the house.

LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

Sat-Nav: SK6 4HE

TENURE

Freehold. (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council tax band: B.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN