



**GASCOIGNE
HALMAN**

Park Road, Cheadle, Stockport
Asking Price £435,000

THE AREA'S LEADING ESTATE AGENCY



This four-bedroom semi-detached home offers a practical layout for family life, positioned in a sought-after location adjacent to Diamond Jubilee Park and within easy reach of Cheadle Village. Ideally suited for those looking to take advantage of the popular local schools, the property provides a solid foundation for a buyer wishing to put their own stamp on a home while enjoying an extended living space.

Property details

- Prime Location adjacent to Diamond Jubilee Park and close to Cheadle Village.
- School Catchment for highly regarded local primary and secondary schools.
- Four Bedrooms offering flexible living across three floors.
- Extended Kitchen with integrated appliances, skylight, and dining space.
- Loft Conversion including a fourth bedroom and second shower room.
- Spacious Lounge/Diner featuring a classic bay front and patio access.
- Large Rear Garden with a generous lawn and paved patio area.
- Off-Road Parking with secure gated access to the side and rear.



About this property

The entrance hall leads through to a sizeable bay-fronted lounge and dining area, which features patio doors to the rear. The kitchen has been extended into a functional galley style, equipped with a modern integrated double oven and dishwasher, as well as dedicated space for a fridge-freezer, washing machine, and tumble dryer. A ceiling skylight and French doors brighten the room, which also offers enough space for a small dining table.

On the first floor, you will find three well-proportioned bedrooms and the main family bathroom. A space-saving staircase provides access to the converted loft, which houses an additional bedroom with a skylight and eaves storage, along with a useful second shower room.

Externally, the property includes off-road parking and gated side access. The rear garden consists of a generous lawn and a patio area, offering plenty of room for outdoor activities. With a little care and updating in places, this property is well-positioned to become a long-term family home in a prime Cheadle spot.





DIRECTIONS

SK8 2AN

COUNCIL TAX BAND

D

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

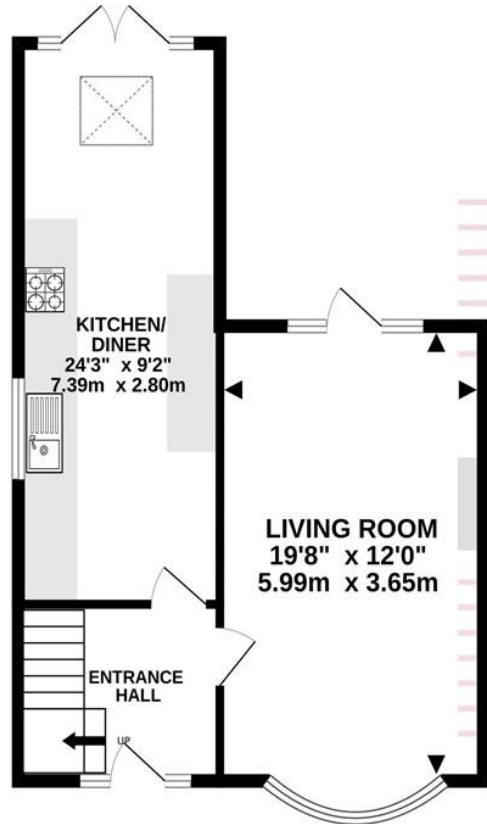
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

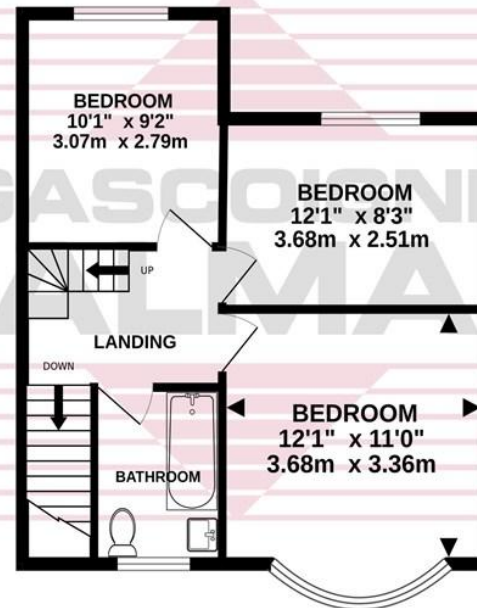
No

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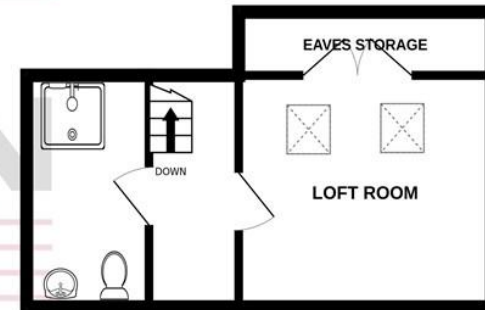
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA