



GASCOIGNE HALMAN

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HALMAN**

Stanley Road, Cheadle Hulme
£800,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN. This rare to the market four bedroom detached home sits on a generous plot in excess of 0.25 acres or thereabouts. With an abundance of living accommodation approaching 2200 sq/ft including one of the garages, this family home offers a superb level of space inside and out. This semi rural location provides enjoyable views across open fields to the front and rear, although the large private south facing rear garden promotes an excellent level of privacy with mature trees to the rear boundary. There is ample scope to develop the property, this is perfectly demonstrated by both neighbouring properties having undergone a comprehensive re-build and this may appeal to anyone who is looking to create their own personal space, maybe even something with multi-generational living in mind.

Property details

- Substantial Plot Approaching 1/3rd Of An Acre or Thereabouts
- Superb Development Potential & Neighbouring Properties Highlight This Perfectly
- Four Well Proportioned Double Bedrooms & Two Bathrooms (One To The Ground Floor)
- Two Large Single Detached Garages With Sweeping Driveway Providing Ample Parking
- Large Private Non Overlooked South Facing Rear Garden
- No Onward Chain



About this property

Positioned in a semi rural location overlooking open fields, this property still enjoys the privileges of being in close proximity to Stanley Green Retail Park as well as Handforth Dean Retail Park and this will provide an excellent level of convenience. It is easy to access to the Wilmslow-Handforth by-pass as well as the Manchester Airport Relief Road and the M60/M56 is within easy reach, making this home ideal for anyone who requires fantastic commuter links. The property enjoys access to a plethora of outstanding Schools whether these are in Cheadle Hulme or Wilmslow. The property itself is nicely screened by mature hedgerow and is set back from Stanley Road, offering a wonderful level of frontage. Ample parking is therefore available for friends, family and guests. A carport to one side and a single detached garage to the other demonstrates how wide this plot really is. The rear garden is a real gem and with a south facing aspect, the orientation of this home is something which many buyers will crave. Internally the property reveals an inviting entrance hallway which leads to two superb principal reception rooms, one in the form of a well-proportioned bay fronted sitting room and the other in the form of a living room with feature inglenook fireplace. A large kitchen diner allows the family to congregate at meal times whilst a utility area hides away all those day-to-day appliances. A downstairs shower room is not only practical but functional and completes excellent ground floor accommodation. The first floor does not disappoint either with four well equipped and very capable double bedrooms. a modern family bathroom includes a four piece suite and a landing area provides a fantastic home office too. The landing could be sectioned off into a more private study area or with some careful and creative planning this area could also be transformed in an en-suite if necessary. The property provides an abundance of options for any family.



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DIRECTIONS

SK8 6RF

COUNCIL TAX BAND

F

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 | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 65 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?

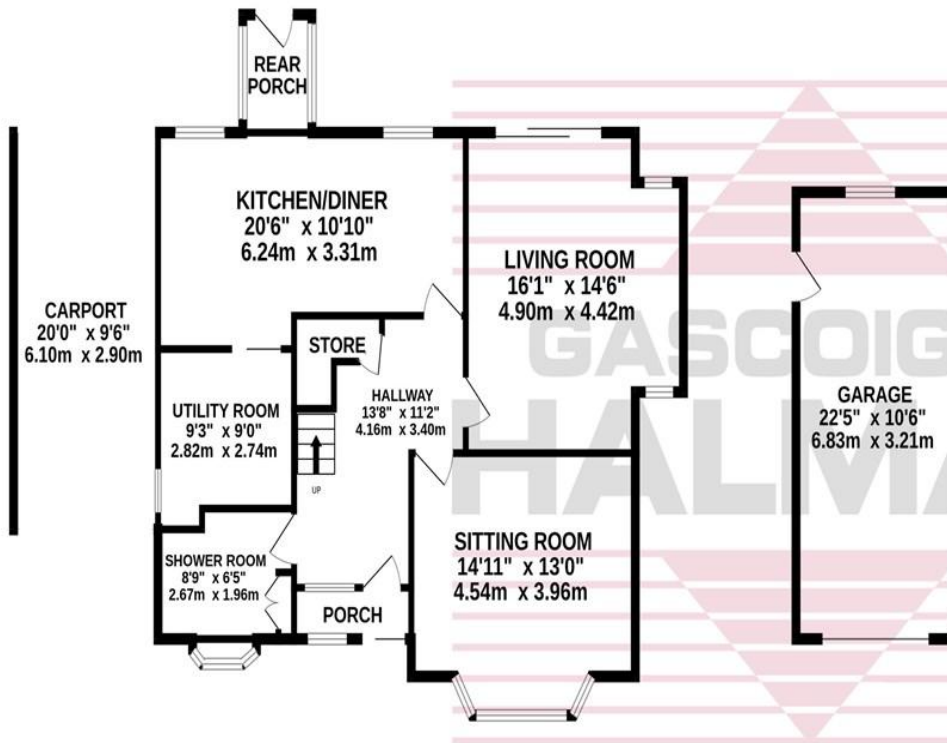
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

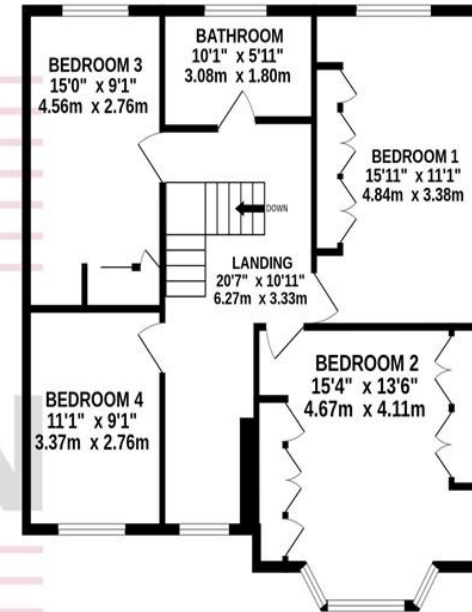
No

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
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE