



**GASCOIGNE  
HALMAN**

Queensway, Heald Green, Stockport  
**Offers in Region of  
£550,000**

THE AREA'S LEADING ESTATE AGENCY



A truly exceptional extended five/six-bedroom, four-bathroom detached family home, situated on one of Heald Green's most popular roads. Designed with family living at its heart, this beautifully presented property combines generous proportions, versatile accommodation, and stylish finishes, making it a move-in ready home for a growing or established household.

## Property details

- Extended five/six-bedroom, four-bathroom detached family home
- Spacious through lounge and dining room for family gatherings
- Modern integrated kitchen with bright garden room overlooking the rear
- Ground office/optional bedroom and fully fitted shower room ideal for guests or extended family
- Large utility room and additional storage for everyday practicality
- Extended master suite with ensuite and sitting area
- Large family bathroom & additional en-suite
- Generous driveway providing ample off-road parking
- Landscaped rear garden with patio and pergola, perfect for entertaining
- Excellent local schools and superb transport links including M56/M60 and Manchester



## About this property

The welcoming entrance hallway sets the tone, leading into a large through lounge and dining room with under-floor heating which flows seamlessly into a bright garden room that overlooks the landscaped rear garden. Its a perfect layout for family gatherings and entertaining. The fitted kitchen features integrated Bosch ovens & dishwasher and everyday family life is further enhanced by a large utility room, a fully fitted downstairs shower room, a versatile ground floor office room that could also double up as a flexible sixth bedroom ideal for guests or extended family, and an additional storage area that keeps the home organised.

Upstairs, the property offers five excellent bedrooms, two of which benefit from modern ensuite bathrooms. The extended master suite provides a private retreat with space for a king-sized bed and a comfortable sitting area, creating the perfect sanctuary at the end of the day. A further large family bathroom ensures convenience for busy mornings and evenings.

Outside, the property boasts a wide paved driveway providing ample off-road parking for multiple vehicles. To the rear, the garden offers both beauty and practicality, with mature borders, raised beds, and a large patio with a pergola - ideal for children to play, summer barbecues, or relaxing as a family in a private and peaceful setting.

Located in the heart of Heald Green Village, the home is within easy reach of a wide range of shops, amenities, and local conveniences. Families will appreciate the excellent choice of schools within the SK8 area, covering all age groups across both state and private sectors. For those who commute, the M56 and M60 motorways are just a short drive away, along with excellent public transport links into Manchester and beyond.

This is a rare opportunity to acquire a truly outstanding family home that effortlessly balances space, practicality, and location - a property that is ready to meet the needs of family life for many years to come.











## DIRECTIONS

SK8 3EB

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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

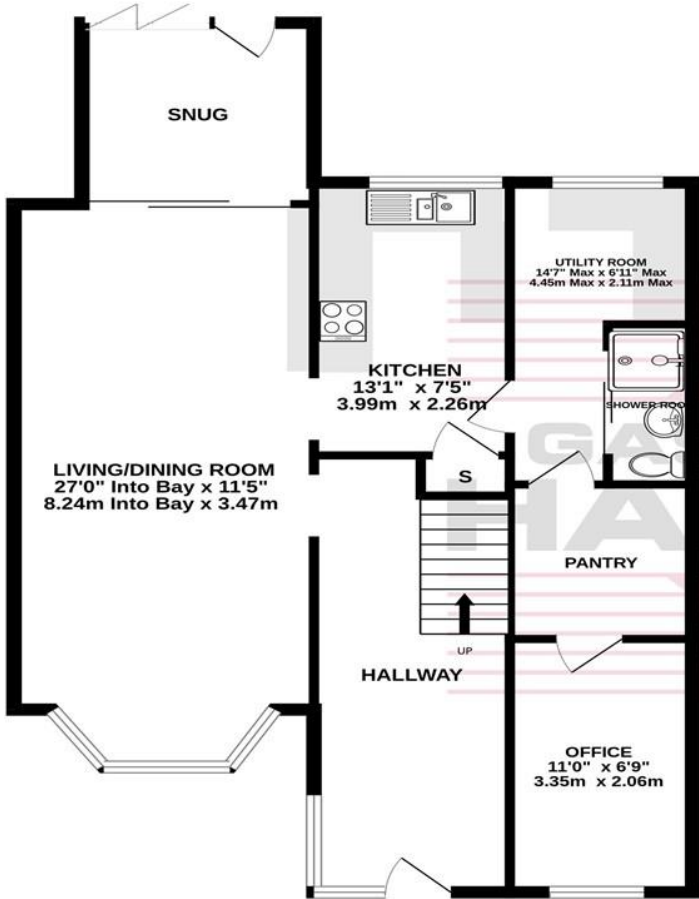
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

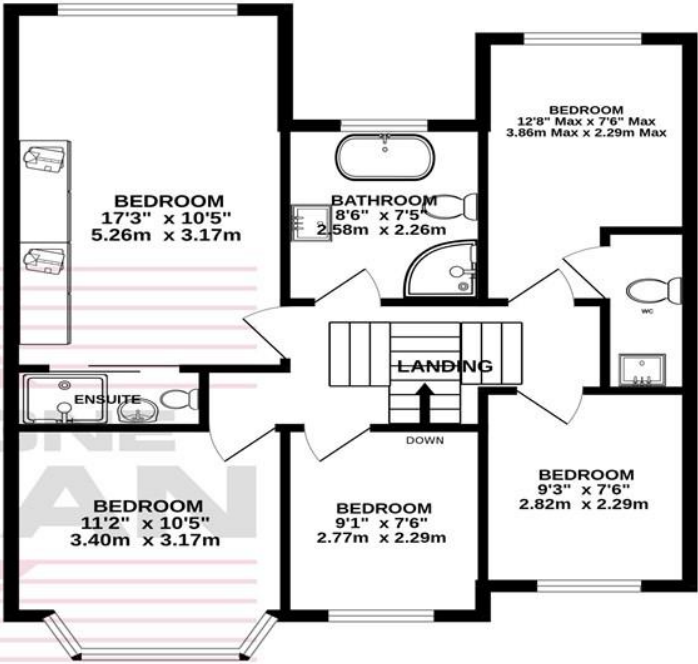
No

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  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.8 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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