



**GASCOIGNE  
HALMAN**

Bolshaw Road, Heald Green, Cheadle

THE AREA'S LEADING ESTATE AGENCY



This bay fronted semi detached family home is set back from Bolshaw Road and enjoys a deep driveway providing ample off road parking. Positioned in desirable location within Heald Green, the property offers a convenient setting close to local schools such as Bolshaw & Outwood Primary Schools as well as being within one mile of Heald Green Ttrain station. This family residence is Perfectly located for easy access to Manchester Airport as well as the various retail parks such as Handforth Dean & Stanley Green retail park.

## Property details

- Within One Mile Of Heald Green Train Station
- On The Doorstep Of Bolshaw Primary Schools
- Close to Handforth Dean & Stanley Green Retail Park
- Manchester Airport Relief Road Provides Easy Access To Manchester Airport
- Planning Permission Granted - Planning Reference DC/098098 - Approval For Two Storey Extension To Side & Rear With Rear Dormer & Single Storey Front Extension With Porch
- Large Driveway Providing Ample Off Road Parking Along With Large Spacious Private Rear Garden



## About this property

Internally this traditional Freehold family home delivers spacious family accommodation. A wide entrance hallway leads to a living room which includes a feature bay window. There is a useful cloakroom to the hallway and a large pantry as you enter the kitchen. The kitchen family room forms the hub of the home and delivers ample space to entertain friends and family. The kitchen reveals a range of fitted appliances and includes a breakfast peninsula bar for sociable occasions. A seating area is neatly tucked away enjoying views across the large rear garden. A utility area sits on the opposite side and offers space for various day to day appliances. There is even underfloor heating adding extra comfort to the home. The first floor includes three bedrooms and a family bathroom which includes a four piece suite. To the side of the property is a detached garage and a large driveway and superb rear garden complete this excellent family home. There is currently a planning application approved which would vastly increase the size of the property to in excess of 2000 sq/ft. The extension would include a two storey side and rear extension as well as a rear dormer and with accommodation would be spread across three levels. Buyers could take advantage of the planning permission and this would allow any buyer to transform the home to suit their own requirements.







## DIRECTIONS

SK8 3PD

## 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		
69-80	C		79 C
55-68	D		
39-54	E	45 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?

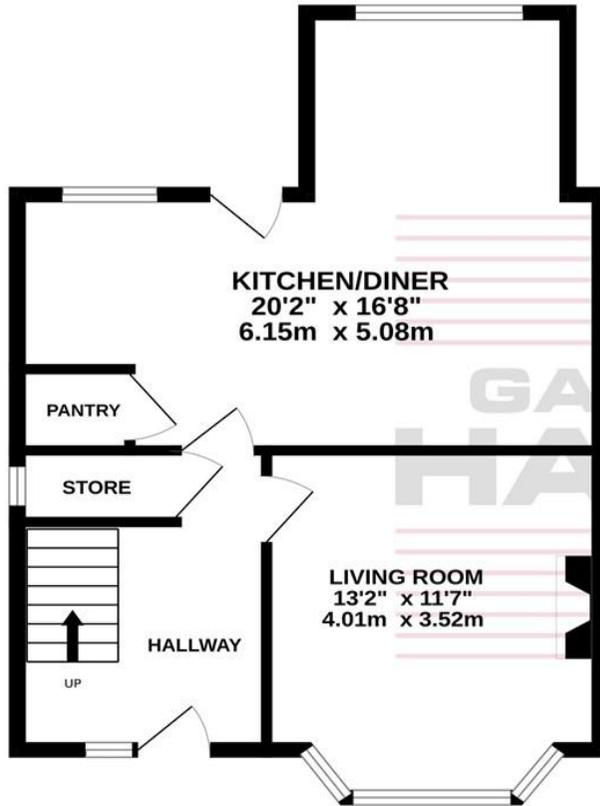
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

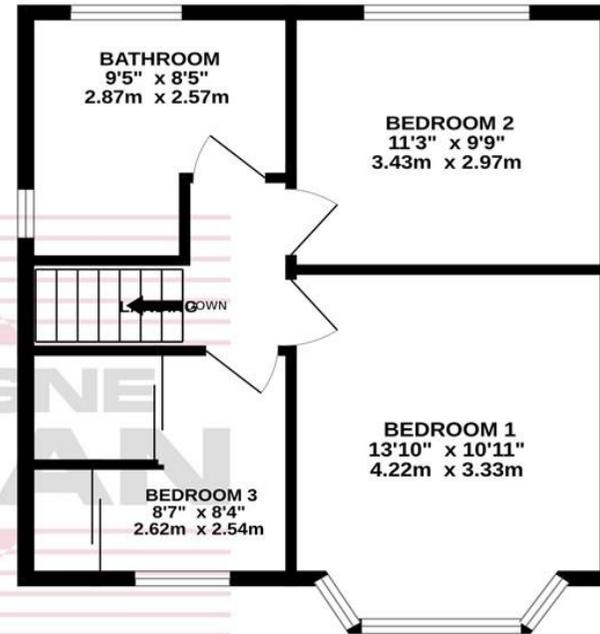
No

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  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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