



**Linksway, Gatley, Stockport, SK8**

**Guide Price: £650,000**

*Freehold*

Situated on the highly desirable Linksway in Gatley, this impressive detached family home offers generous living accommodation in a prime residential setting. Ideally positioned close to local amenities, the property is within easy reach of Scholes Park, Gatley Golf Course, motorway networks, and the vibrant villages of Gatley and Heald Green, making it perfectly suited for families and commuters alike.

To the front of the property is an attractive imprinted concrete driveway providing ample off-road parking, along with an integral garage fitted with an electric up-and-over door. Upon entering the home, you are welcomed by an entrance porch which leads through to a particularly wide and inviting entrance hallway. The hallway features stylish LVT flooring and benefits from useful fitted storage, creating both a practical and impressive first impression.

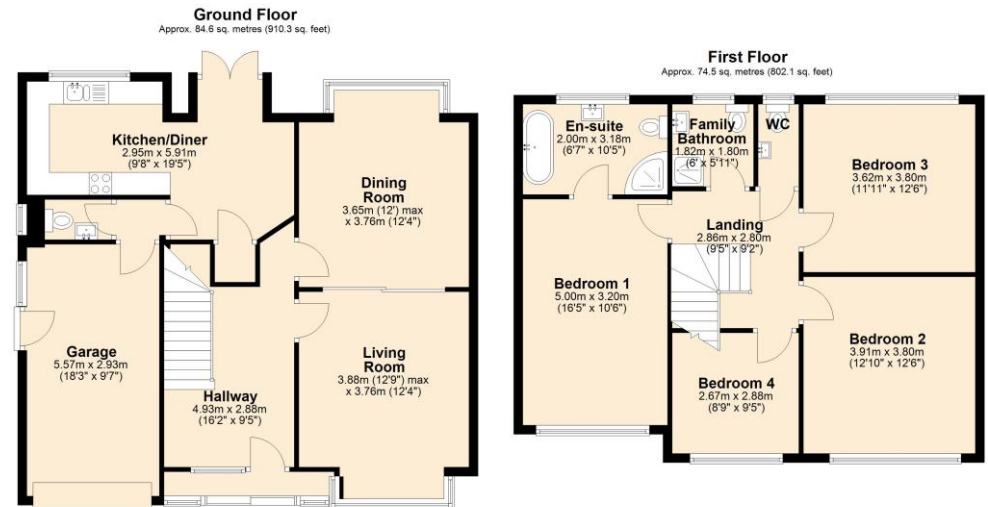
To the right of the hallway is a bright and spacious living room, enhanced by a bay window to the front elevation that allows plenty of natural light to flood the room. A feature electric fire with decorative surround creates a warm focal point. An archway with sliding doors leads through to the dining room, which enjoys a box bay window overlooking the rear garden, making it an ideal space for entertaining or family meals.

The kitchen diner provides a range of base and eye level units, offering ample storage and workspace. There is space for both integral and freestanding appliances, along with room for a dining table and chairs to create a sociable family area. A useful pantry adds further practicality to the space. The ground floor also includes a convenient downstairs WC with wash hand basin, and a door leading to the integral garage where the boiler is located.

Upstairs, the property offers four generously sized double bedrooms. The main bedroom benefits from fitted wardrobes and a well-appointed en-suite bathroom, complete with a full-size bath with shower attachment, WC, wash hand basin, and a separate shower unit. The remaining bedrooms are all fitted with built-in furniture, providing excellent storage and functionality.

The family bathroom is fitted with a modern shower unit, WC, and wash hand basin, while a separate WC provides additional convenience for busy households.

Externally, the rear garden is mainly laid to lawn and enclosed by timber fence boundaries, offering a private outdoor space ideal for relaxing or family activities. A paved patio area provides the perfect spot for outdoor dining and entertaining during the warmer months.



Total area: approx. 159.1 sq. metres (1712.5 sq. feet)

- Freehold
- EPC D
- Council Tax Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.