



**GASCOIGNE  
HALMAN**

Park Road, Gatley  
**Asking Price £695,000**

THE AREA'S LEADING ESTATE AGENCY



*Set on the sought-after Park Road, this superior extended detached home combines style, space, and versatility - perfectly suited to modern family living. Offering five bedrooms, multiple reception areas, and a self-contained studio, this property provides flexible accommodation ideal for growing or multigenerational families.*

## Property details

- Extended five-bedroom detached family home
- Stunning open-plan kitchen, dining & living space
- Bi-fold doors opening to decking and large rear garden
- Self-contained studio/annexe with private entrance & bathroom
- Bright bay-fronted lounge to the front
- Luxurious family bathroom with freestanding bath & walk-in shower
- Integrated garage and ample off-road parking
- Generous plot with landscaped garden - perfect for family life
- Close to outstanding schools, Gatley Village & local amenities
- Excellent transport links to Manchester, Airport & beyond



## About this property

From the moment you enter the welcoming hallway, the sense of quality and attention to detail is clear. To the front, a bright bay-fronted lounge provides a comfortable and relaxing space for family evenings.

At the rear, the property truly comes to life with an impressive open-plan kitchen, dining, and family area - the heart of the home. Thoughtfully designed for everyday living and entertaining, this stunning space features sleek grey units, white quartz worktops, and a central breakfast bar, complemented by bi-fold doors that open onto a decked patio and large lawned garden, seamlessly blending indoor and outdoor living.

A versatile ground-floor studio suite with its own entrance, bathroom, and office area adds even more flexibility- ideal for guests, teenagers, or home working.

Upstairs, you'll find four generous double bedrooms (some with fitted wardrobes), a comfortable single bedroom, and a luxurious family bathroom featuring a freestanding bath and walk-in shower.

Externally, the property benefits from an integrated garage, ample driveway parking, and a substantial rear garden, perfect for children to play and for entertaining.

Located within easy walking distance of Gatley Village, this exceptional home is close to outstanding schools, local shops, and excellent transport links to Manchester, the airport, and beyond.











## DIRECTIONS

SK8 4HP

## 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		81 B
69-80	C	72 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

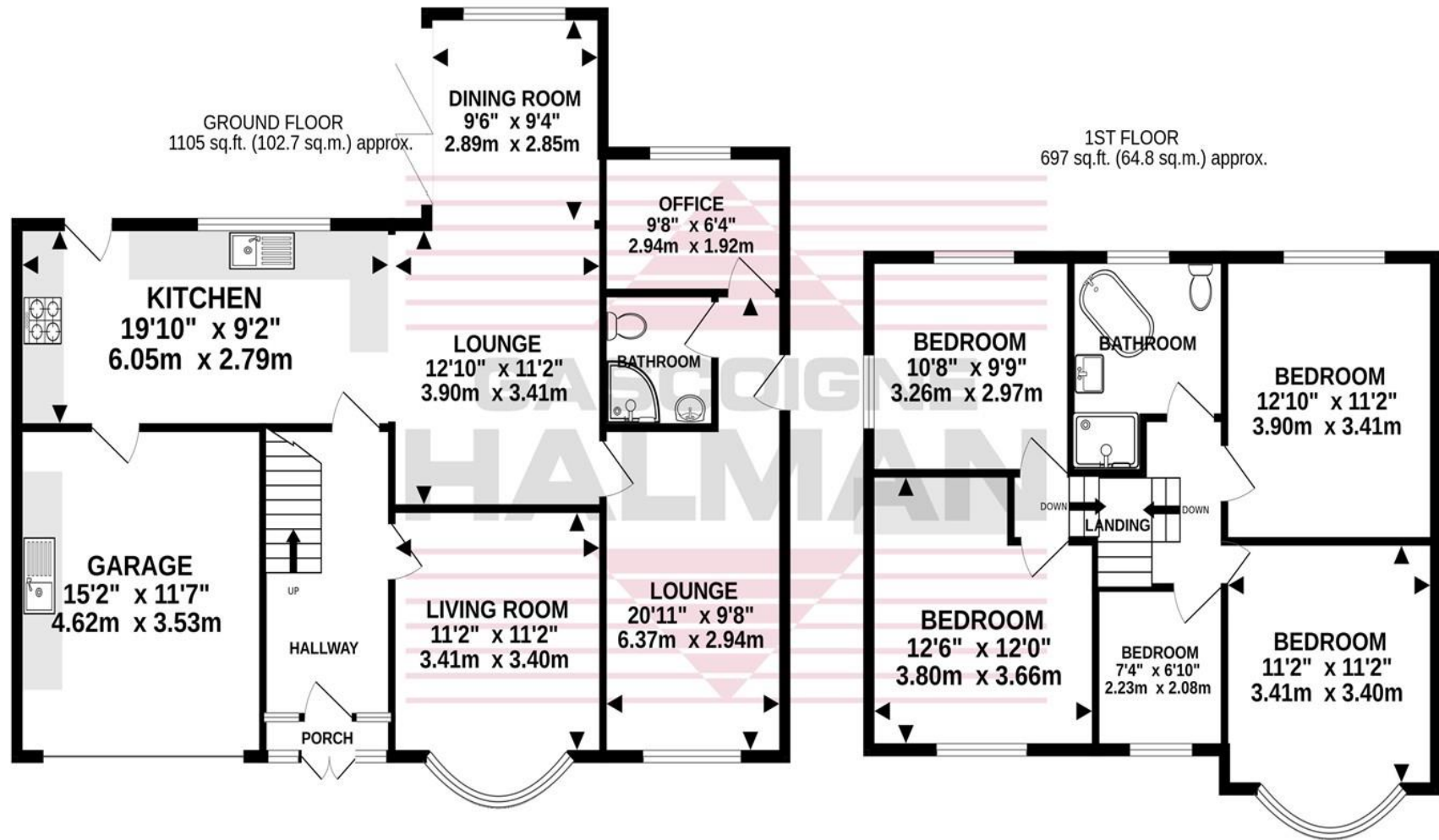
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 1802 sq.ft. (167.5 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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