



**GASCOIGNE
HALMAN**

Sherborne Road, Cheadle Heath, Stockport

Asking Price
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



Perfectly positioned in the Cheadle Heath area and ideal for first-time buyers and young professionals, this three-bedroom semi-detached residence offers a wonderful blend of period character and contemporary functionality. The property retains beautiful features of its era, highlighted by the original stained glass sash windows to the front elevation that cast a warm glow into the main rooms.

Property details

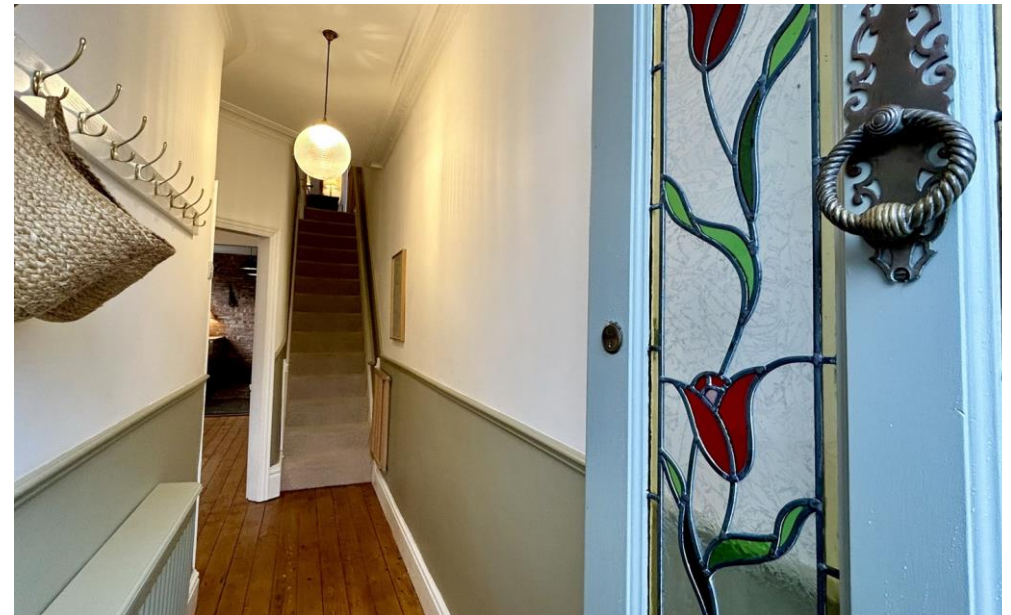
- Period Charm: Three-bed semi with stunning original features.
- Feature Fireplaces: Cast iron fireplaces in the lounge and main bedrooms.
- Cozy Dining: Multi-fuel stove and open aspect to the kitchen.
- Stained Glass: Beautiful original sash windows to the front.
- Modern Boiler: Recently upgraded, gas combi boiler.
- Practical Cellar: Useful storage with plumbing for utilities.
- Ideal Starter Home: Perfect for first-time buyers/young professionals.
- Cheadle Heath: Excellent location near amenities and transport.
- Private Garden: Enclosed rear space for relaxation.
- Must View: Blends period style with modern upgrades.



About this property

The ground floor features a spacious front lounge, a comfortable space for everyday relaxation, which centers around an attractive cast iron period feature fireplace. Moving towards the rear, the dining room is a welcoming space, featuring a cozy multi-fuel stove and enjoying an open aspect leading into the contemporary kitchen. This sleek kitchen is fitted with contemporary units and provides access to the rear garden. Practicality is enhanced by a useful cellar which offers excellent storage and includes plumbing for utility appliances. Furthermore, the home benefits from a recently upgraded, efficient boiler for peace of mind.

Upstairs, the accommodation comprises three well-proportioned bedrooms. Both the main bedroom and the second double bedroom boast charming cast iron period feature fireplaces, adding a touch of romance and history. A modern, metro tiled family bathroom completes the first floor. Outside, there is a small garden area to the front and a private, enclosed garden at the rear, perfect for outdoor dining and relaxation. Conveniently located near local amenities and transport links, this home provides a fantastic opportunity to secure a character property with significant modern enhancements in the desirable Cheadle Heath area. Early viewing is strongly advised.









DIRECTIONS

SK3 0RW

COUNCIL TAX BAND

C

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	69 C	79 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

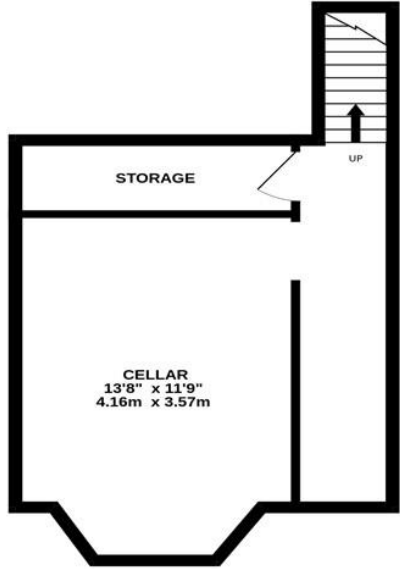
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

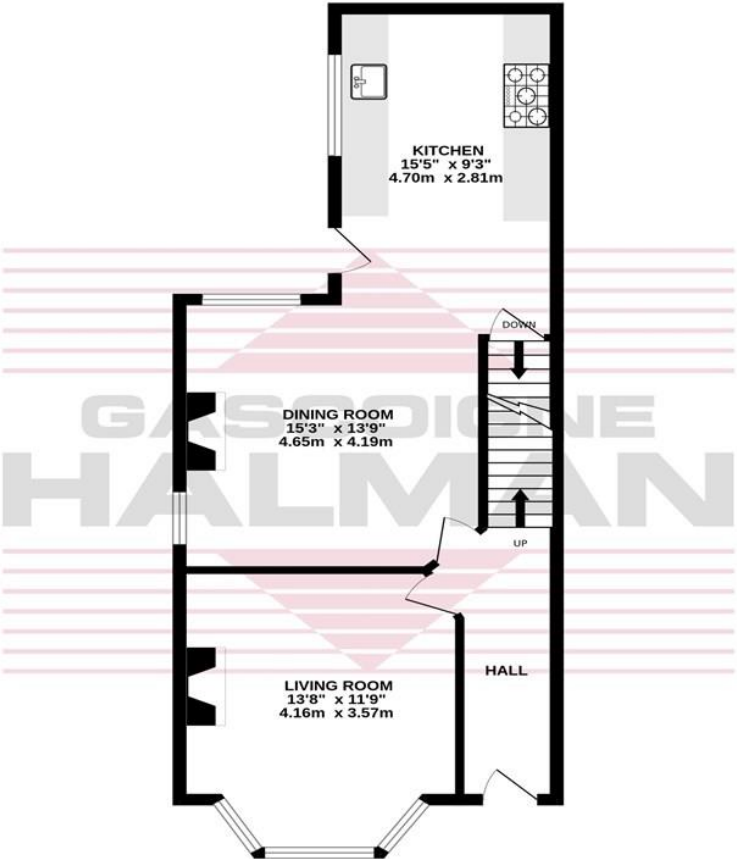
No

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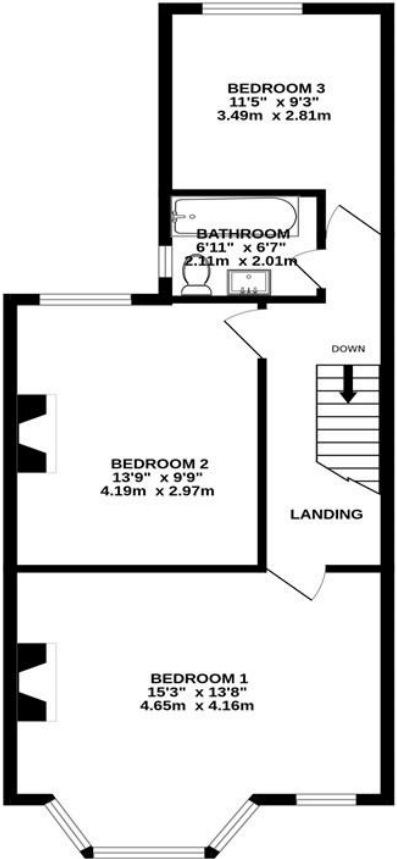
BASEMENT
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 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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