



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Cromwell Avenue, Gatley  
**Asking Price £425,000**



This beautifully presented three-bedroom semi-detached home in the heart of Gatley is ideal for young professionals and families, offering a perfect blend of character and modern living. Just a short walk from the village, train station, and excellent local schools, the property features a stylish living room, a sociable open-plan kitchen/dining area, two spacious double bedrooms, a versatile third bedroom/home office, and a sleek shower room. Outside, enjoy a generous driveway and a stunning mature garden with decked patio area.

## Property details

- Immaculate three-bedroom semi-detached home in sought-after Gatley location.
- Walking distance to Gatley village, train station & excellent local schools
- Open-plan kitchen/dining area with bi-folding doors to additional sitting room.
- Three bedrooms - two generous double bedrooms & a comfortable single.
- Contemporary bathroom with stylish fixtures and fittings.
- Large driveway offering ample off-road parking
- Beautifully presented rear garden with decked patio area - ideal for entertaining



## About this property

Presented to the highest standard throughout, this stunning three-bedroom semi-detached home blends period charm with contemporary style, ideal for young professionals and growing families alike. Situated just a short distance from Gatley Village, the train station, and popular local schools, this home offers both convenience and community.

From the moment you step inside, you're greeted by a bright and welcoming entrance porch & hall, complete with beautiful parquet wood flooring.

The living room is full of character, boasting a recessed chimney breast with oak mantle and built in alcove cabinets. The round bay window with charming stained glass details floods the room with natural light, while the wooden floor adds warmth and elegance.

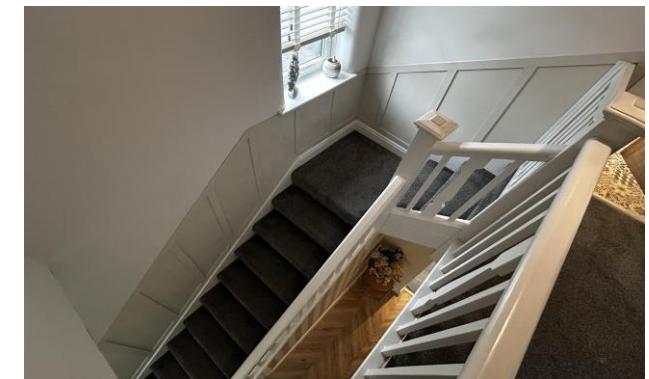
To the rear, a well-equipped shaker style kitchen features a fitted oven & hob, integrated dishwasher and opens into a sociable dining area, creating the perfect hub for entertaining and family meals. The dining room also features a feature cast-iron fireplace and bi-folding doors to a cosy sitting room that in turn leads out to the beautifully presented garden via French patio doors.

Upstairs, you'll find two generously sized double bedrooms and a comfortable single bedroom all decorated to a high standard. The stylish family shower room is thoughtfully designed with a free-standing, roll top bath with shower above, a vanity sink unit, WC with pattern tiled flooring, ideal for busy households.

Externally, the home continues to impress with a large, paved driveway providing off-road parking for multiple vehicles. To the rear, the mature garden is a private space to relax, featuring well-stocked borders, enclosed fencing, side yard and a sociable decked patio area - perfect for summer gatherings.

This is a truly delightful home in a sought-after location - early viewing is highly recommended.



















**DIRECTIONS**

SK8 4BS

**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****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**

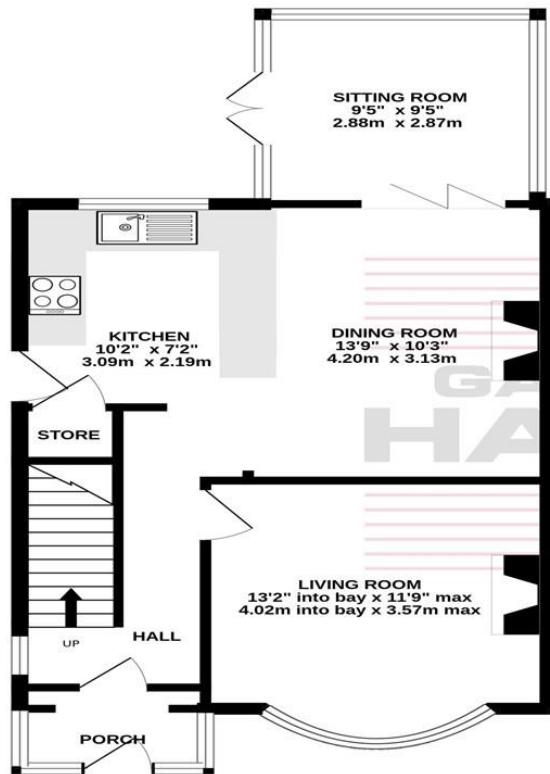
Ask Agent

**HAS PROPERTY BEEN FLOODED IN 5 YEARS**

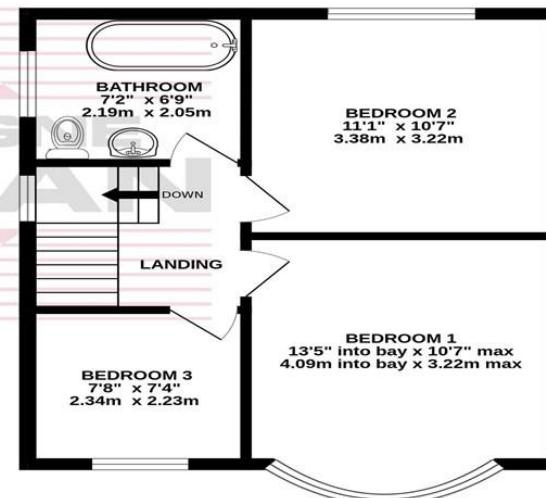
No

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GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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