



**GASCOIGNE  
HALMAN**

Nursery Road, Cheadle Hulme  
**£600,000**

THE AREA'S LEADING ESTATE AGENCY





This magnificent extended four/five bedroom and two bathroom bay fronted detached family home sits in a highly desirable residential location close to excellent Primary & Secondary Schools. Local recreational parks and sports clubs ensure easy access to excellent facilities whilst Cheadle Hulme train station and Cheadle Hulme village are within walking distance. The property includes impressive sq/ft and with some creativity the sitting room and garage as well as the existing kitchen could be combined to form a large open plan kitchen family room (subject to any necessary permissions) promoting a seamless indoor/outdoor lifestyle.

## Property details

- Walking Distance to Cheadle Hulme Train Station & Cheadle Hulme Village
- Close to Excellent Primary Schools such as Bradshaw Hall Primary School as well as Cheadle Hulme School & The Cheadle College
- Close to Ryecroft Park Sports Club with Tennis, Bowling & Snooker Facilities as well as a Licensed Bar
- Close to Recreational Parks such as Highfield Road Park & Heathbank Park
- Four/Five Bedroom Detached Family Home Occupying a Spacious Corner Plot
- South West Facing Garden With Option To Combine the Sitting Room & Garage To Create A Seamless Relationship With the Garden (AI Image Included)





## About this property

This spacious family residence is nestled in a popular location and offers excellent family accommodation throughout. The property reveals an inviting entrance hallway which leads to two principal reception rooms, one in the form of a large living room & dining room and the other being a spacious sitting room which also doubles up as a large bedroom if needed. A conservatory connects with the living room and leads out to the enclosed garden. A modern kitchen enjoys an open plan relationship to an additional dining area which includes double doors leading to the garden. The first floor accommodation displays four well presented bedrooms, the master including an en-suite shower room. The family bathroom is accessible off the landing and completes well balanced accommodation. A single garage is attached to the property and as the AI image suggests, it could be possible to combine a variety of the ground floor rooms with the garage to create a fantastic open plan living kitchen dining room which then effortlessly leads into the enclosed south-west facing garden. The driveway provides ample parking for friends and family.











## DIRECTIONS

SK8 6HL

## COUNCIL TAX BAND

E

## TENURE

Leasehold

## 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		
55-68	D	66 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?

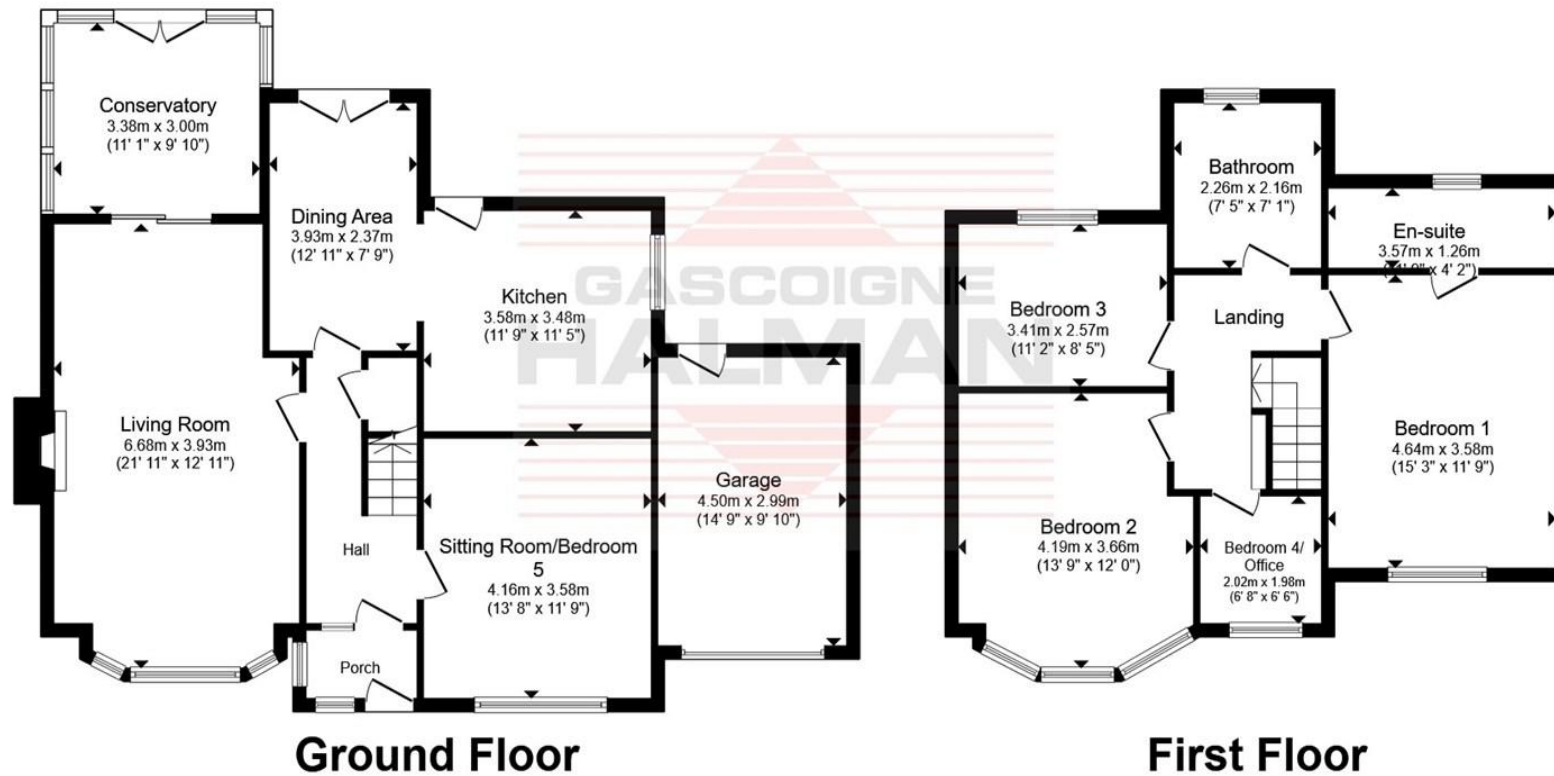
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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Total floor area 167.7 sq.m. (1,805 sq.ft.) approx

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0161 439 5555 [bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)  
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE