



**GASCOIGNE
HALMAN**

Aber Road, Cheadle
Asking Price £335,000

THE AREA'S LEADING ESTATE AGENCY



A well presented extended three-bedroom semi-detached family home, ideally situated in the sought-after area of Cheadle, offering generous living space and a layout perfectly suited to modern family life.

Property details

- Extended three-bedroom semi-detached family home
- Sought-after Cheadle location
- Bay-fronted living room
- Open-plan extended dining area
- Spacious conservatory overlooking the garden
- Modern fitted kitchen with breakfast bar & range cooker
- Garage changed to home office.
- Separate utility room for added convenience
- Three generous double bedrooms
- Private, non-overlooked rear garden & off-road parking



About this property

Upon entering, you are welcomed by a bright and inviting entrance hall, setting the tone for the well-presented accommodation throughout. To the front, a bay-fronted living room provides a cosy yet spacious setting, seamlessly opening into an dining area. This versatile area flows effortlessly out to the rear garden and also gives access to a spacious conservatory, a perfect spot to relax while enjoying views over the pleasant, private garden.

The heart of the home is the stylish and contemporary fitted kitchen, complete with a breakfast bar and a fitted range cooker, offering both practicality and a sociable space for casual dining. Additional ground floor benefits include an adapted garage room, now serving as a functional home office - ideal for remote working as well as a useful utility room providing extra convenience.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, offering ample space for growing families. The standout feature is the impressive split-level four-piece family bathroom, thoughtfully designed to include a feature bath, separate enclosed shower, and his-and-hers basins.

Externally, the property benefits from off-road parking to the front, while to the rear is a charming garden that enjoys a high degree of privacy, not being overlooked from the rear making it a perfect space for children to play or for outdoor entertaining.

This is a fantastic opportunity to acquire a spacious, move-in-ready family home in a desirable location, close to excellent schools, local amenities, and transport links







DIRECTIONS

SK8 2ER

COUNCIL TAX BAND

C

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

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

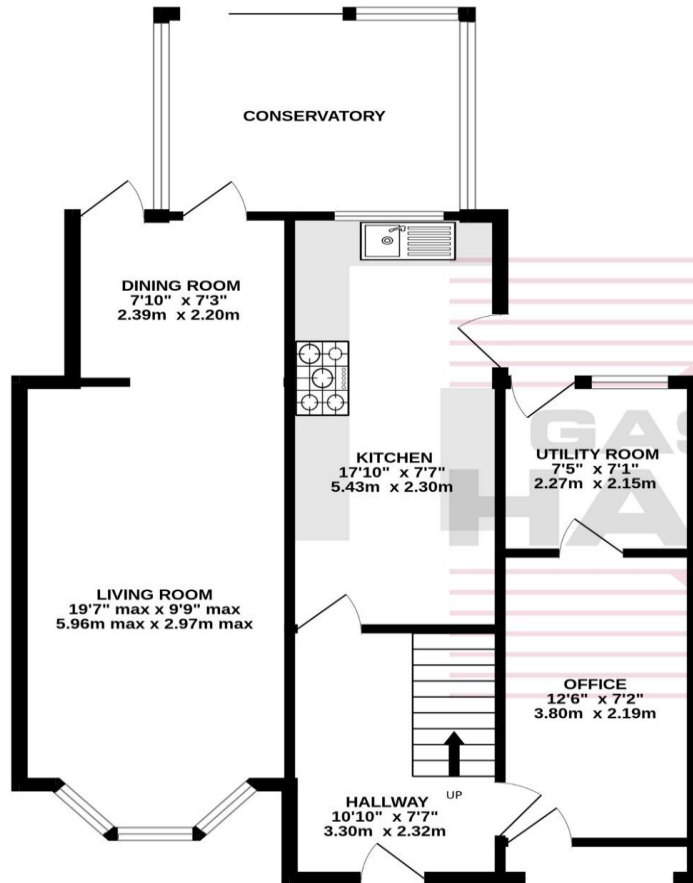
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

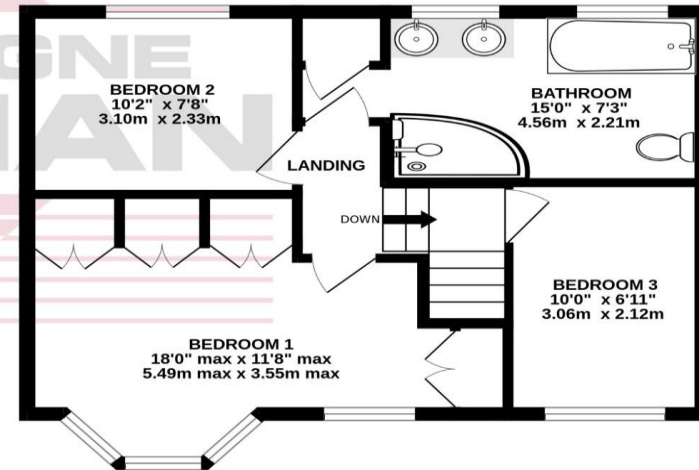
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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.
Made with Metropix ©2026



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 cheadle@gascoignehalman.co.uk
91 High Street, Cheadle, Cheshire, SK8 1AA