



**GASCOIGNE
HALMAN**

The Tarns, Gatley, Stockport
Asking Price £735,000.00

THE AREA'S LEADING ESTATE AGENCY



A fantastic detached family home, superbly positioned on the highly sought-after Lakes Estate in Gatley, offered for sale with no onward vendor chain.

Having been lovingly owned for over 33 years, this has been far more than just a house for the current owners - it has been a truly special family home where they raised four children and created a lifetime of memories. From busy school mornings to trips to the park and long summer afternoons spent in the garden, it has provided the perfect setting for family life to flourish. Now, with their children grown and families of their own, the property offers an exciting opportunity for a new family to make it their own and enjoy it just as much.

Property details

- Sought-after Lakes Estate location in Gatley with no vendor chain.
- Five well-proportioned bedrooms.
- CCTV - including hard-wired and wi-fi cameras to both front and rear.
- Annually services alarm system.
- New gas combi boiler installed in 2024.
- Stunning modern kitchen diner - recently renovated.
- Quartz worktops & premium integrated appliances.
- Principal bedroom with fitted wardrobes & en-suite.
- Stylish, four-piece family bathroom (renovated 2023).
- Generous driveway & integral garage/store.
- Private rear garden - ideal for families & entertaining.



About this property

In brief, the home offers a generous frontage with a paved driveway leading to the garage/store, and a welcoming porch opening into a spacious entrance hallway. The ground floor boasts three versatile reception rooms, including a well-proportioned living room with views over and access to the rear garden, a formal dining room, and a separate lounge ideal for modern family living.

At the heart of the home is the impressive kitchen diner, recently renovated to a high standard and designed as a true hub of the house. It features sleek, fully fitted units complemented by quartz work surfaces, a range of integrated appliances including a dishwasher and microwave, as well as a Samsung American-style fridge freezer and a Belling range cooker with twin electric ovens, grill, seven-burner gas hob and extractor. Karndean flooring runs throughout, and the space enjoys a pleasant outlook over the rear garden. A useful utility room provides additional practicality and internal access to the garage/store, while a convenient downstairs WC completes the ground floor.

To the first floor, the property continues to impress with five well-proportioned bedrooms, four of which benefit from fitted wardrobes and storage. The principal bedroom is particularly well appointed, featuring a comprehensive range of fitted wardrobes and a stylish en-suite shower room. The main family bathroom was tastefully renovated in 2023 and now offers high-quality fixtures and fittings, including a bath, walk-in shower, and elegant herringbone tiled flooring.

Externally, the property enjoys a private rear garden with artificial lawn & raised deck, ideal for outdoor entertaining, while the generous frontage and driveway provide ample off-road parking.

Situated within easy reach of highly regarded schools, local amenities, transport links and green open spaces, this is a rare opportunity to acquire a substantial family home in a prime Gatley location.













DIRECTIONS

SK8 4RU

COUNCIL TAX BAND

E

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		72 C
55-68	D	61 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 cabinet

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

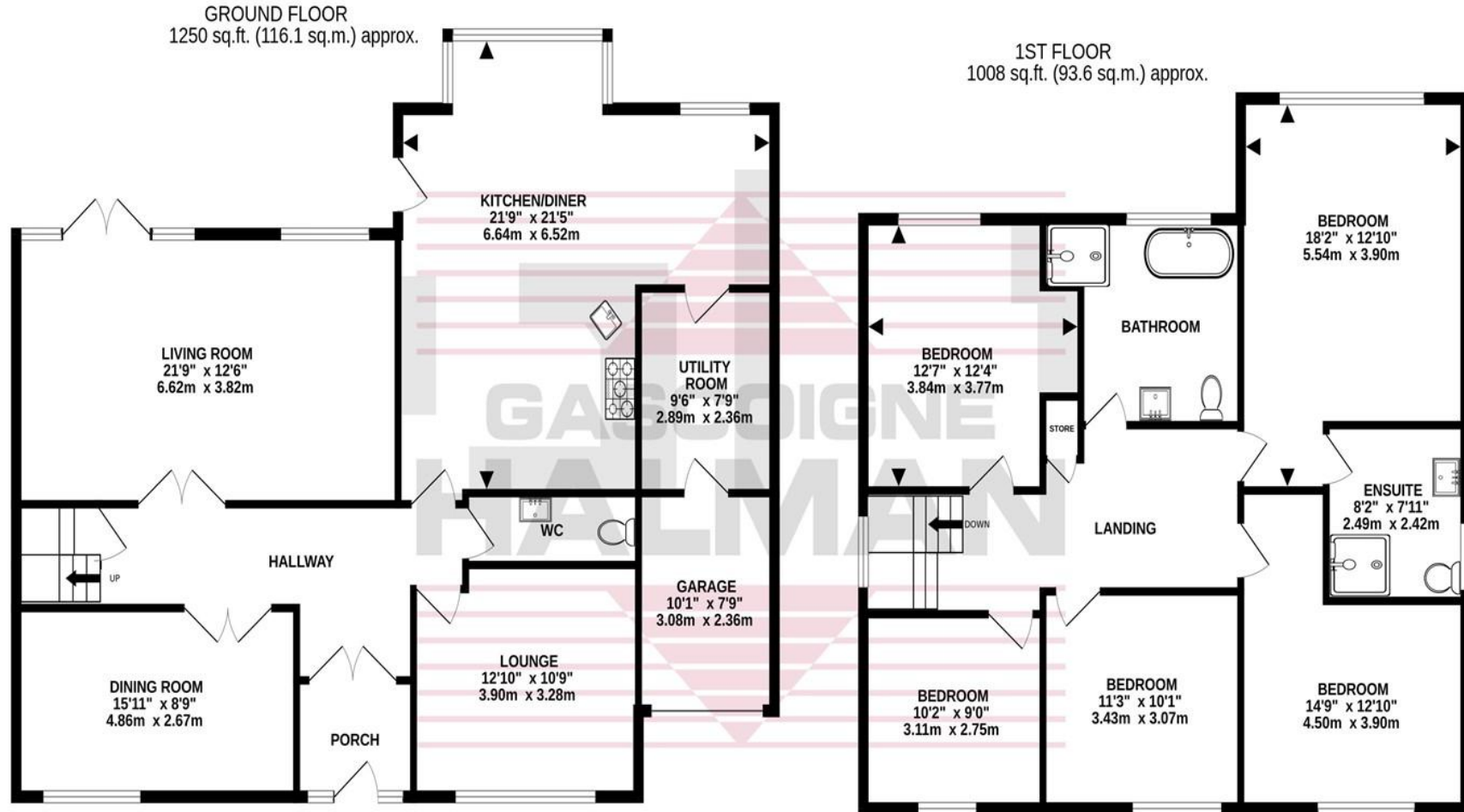
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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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