



**GASCOIGNE
HALMAN**

Roche Gardens, Cheadle Hulme

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain - This delightful three bedroom semi detached family home occupies a highly desirable residential cul-de-sac setting close to excellent Schools and transport links. With a variety of excellent educational facilities on the doorstep, including Cheadle Hulme High School, this property will suit young professionals or families or even anyone looking to downsize. The property is immaculately maintained and offers excellent accommodation throughout.

Property details

- No Onward Chain
- Delightful West Facing Rear Garden
- Single Detached Garage
- Close to Excellent School's Including Thorn Grove Primary School, Hursthead Infant & Junior School & Cheadle Hulme High School
- Quiet & Convenient Residential Cul-De-Sac Location
- Well Maintained Three Bedroom Semi Detached Family Home



About this property

This superb semi detached residence reveals delightful accommodation whilst also occupying a wonderful quiet setting. The property benefits from some excellent upgrades and this is immediately noticeable when you approach the contemporary front door. The hallway provides a wonderful introduction and leads to a magnificent living room which enjoys an open plan arrangement to the dining room. This light filled open plan space also includes garden access to the west facing patio area. A separate kitchen is modern, functional and practical and could easily be re-configured should buyers want to explore even more open plan kitchen living dining. Various properties in the area have been extended and this could be a consideration for families. However, anyone looking to downsize may consider the space to be just enough. The first floor includes a landing area which leads to three bedrooms, all of which include some fitted storage capabilities. The stylish family bathroom completes superb well presented accommodation throughout. Externally there is long driveway providing ample off road parking along with a single detached garage offering ideal storage. The gardens are beautifully maintained and offer an excellent degree of privacy.





DIRECTIONS

SK8 7QT

COUNCIL TAX BAND

C

TENURE

TBC

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	70 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?

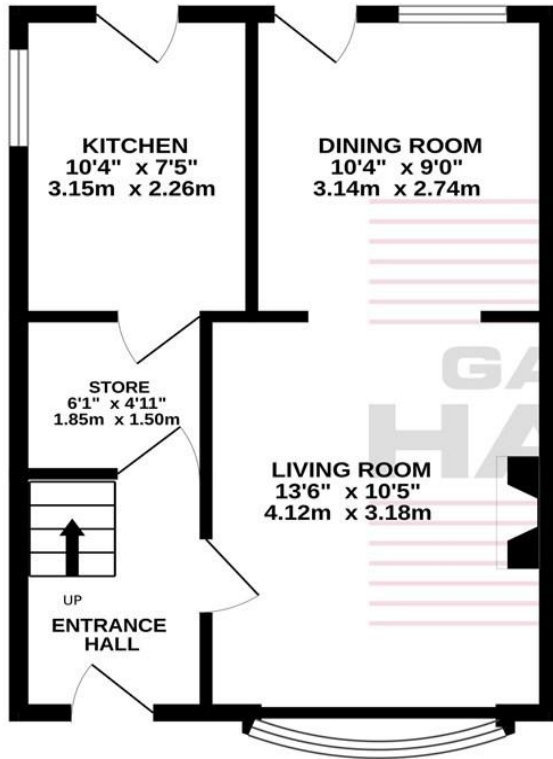
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

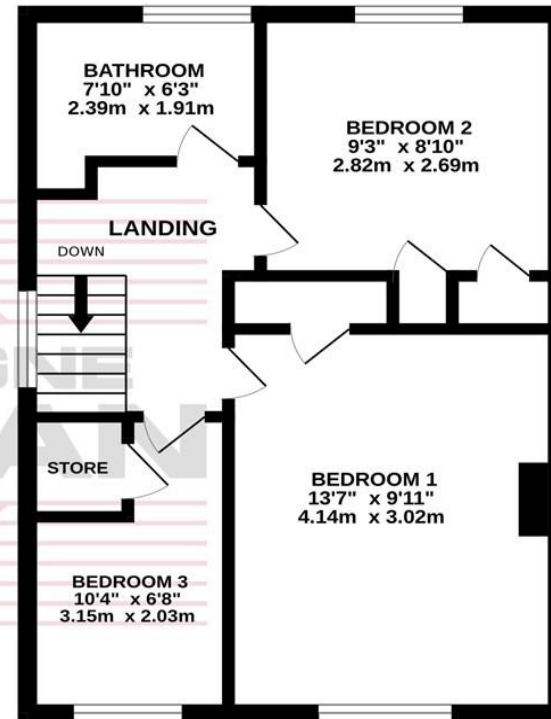
No

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
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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