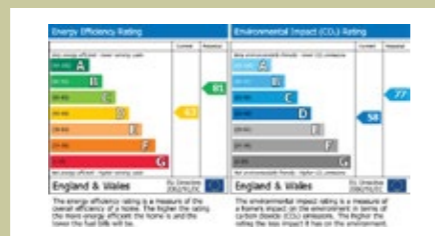
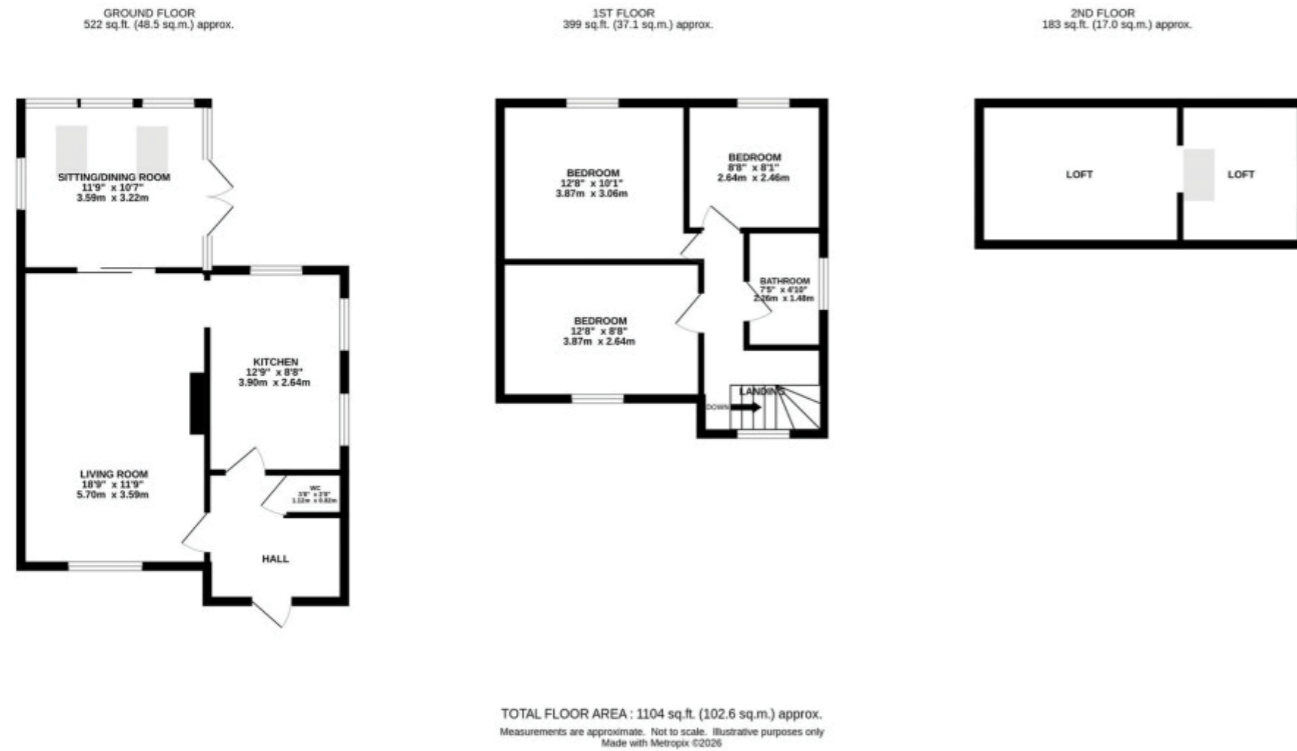


24 GOTHERAGE LANE
Romiley
IN EXCESS OF
£299,950



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



Beautifully presented three-bed semi-detached house with modern interiors, two bright reception rooms, stylish kitchen, large private garden, off-road parking, and generous storage. Handy Brick built garden store and loft room.

GASCOIGNE HALMAN

- Well-maintained lawned garden
- Off-road parking
- Three Bedrooms
- Modern kitchen
- Two reception rooms
- Downstairs WC

- Contemporary bathroom with heated towel rail and modern fixtures
- Loft room providing useful extra storage
- Convenient location with walking distance to the railway station and bus stops
- Catchment area for Romiley Primary School and Marple Hall School

**IN EXCESS OF
£299,950**

24 GOTHERAGE LANE

Romiley



Welcome to this beautifully presented three-bedroom, semi-detached house that perfectly blends modern style with a warm and inviting atmosphere. Set behind a charming brick exterior, the property greets you with a well-maintained front garden, neatly trimmed hedges, and vibrant flowering plants. A gated entrance leads to convenient off-road parking. Step inside to discover a stylish entrance hall with modern wooden doors, a striking natural Oak staircase, and contemporary touches like a vertical radiator and practical laminate flooring. The home boasts two spacious reception rooms: a welcoming living area with ample natural light, wooden flooring, and cosy seating, as well as a flexible open-plan space

featuring a brick fireplace and sliding doors flowing into the lovely orangery. The second reception is bright room looking over the garden, flooded with natural light from skylights and French doors, seamlessly connects indoor and outdoor living, making it ideal for relaxation and entertaining. There is a modern kitchen, complete with sleek units, a striking black tiled splashback, and a handy breakfast bar – perfect for casual dining or morning coffee. The bedrooms are thoughtfully designed, each with its own character – from floral accent walls and soft carpeting to large windows that fill the rooms with natural light. A modern bathroom offers comfort and style with tiled walls, a heated towel rail, a contemporary vanity unit, and a shower over a curved bath.

Additional practical features include generous built-in storage, contemporary fixtures, and a bright landing with wooden flooring and a large window. Outdoor living is another benefit of this property. The expansive rear garden is fully fenced for privacy, featuring a lush lawn, mature trees, and well-kept shrubs. There's plenty of space for children to play, or for adults to relax on the patio and seating areas. There is a handy brick build garden store and access to the side of the house.

LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at

Stockport East and Bredbury junctions.

DIRECTIONS

Sat-Nav: SK6 4HE

TENURE

Freehold . (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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