



4 The Mews, Gatley

Stockport

Asking Price £475,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 The Mews

Gatley, Stockport

A versatile three bedroom townhouse over three floors with south facing garden, garage, study, utility room and spacious living room, ideally positioned to Gatley village and station. No vendor chain.

Council Tax band: D

Tenure: Freehold

- Three bedroom mews style townhouse
- Flexible accommodation over three floors
- Offered for sale with no vendor chain
- Spacious living room with stained glass feature
- Study with access to the rear garden
- Separate dining room and fitted kitchen
- Integral garage with electric up and over door.
- South facing enclosed rear garden
- Close to Gatley village, train station & both the M60 & M56 motorways



4 The Mews

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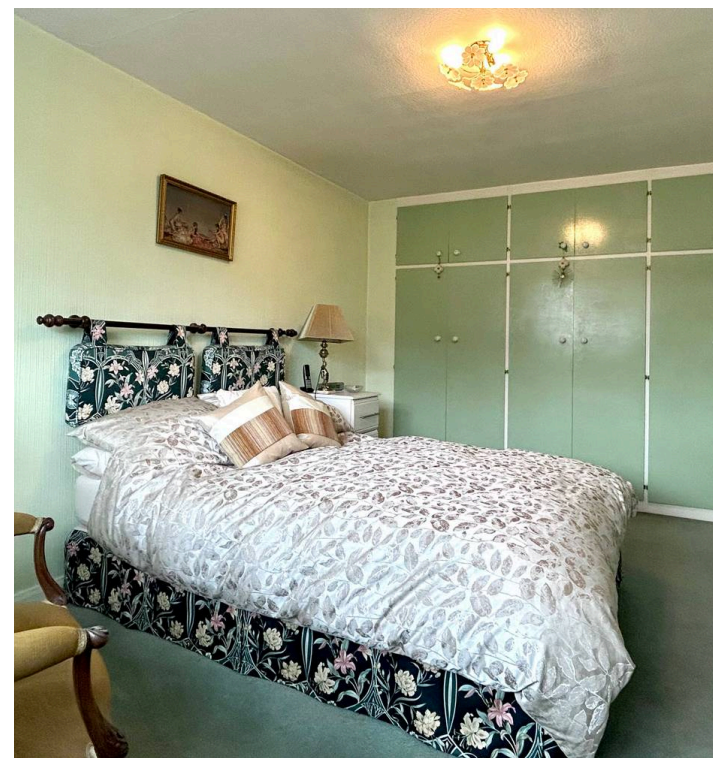
Occupying a pleasant cul de sac position within close proximity to Gatley Village, train station and motorway links, this versatile three bedroom mews style townhouse offers spacious and flexible accommodation arranged over three versatile floors and is available with no vendor chain. Ideal for growing families, professional couples or those seeking adaptable living space, the property combines practicality with excellent proportions throughout.

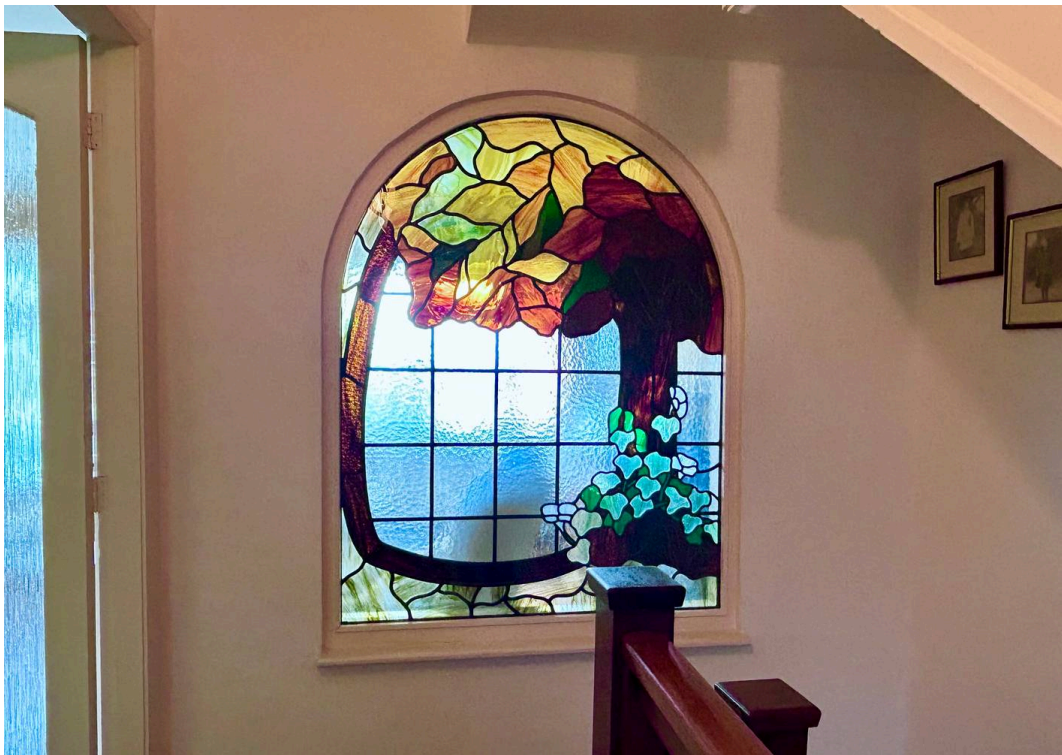
The ground floor begins with a generous entrance hallway leading to a useful WC and a study/home office with direct access to the rear garden, ideal for those working from home or requiring additional reception space. Completing the ground floor is an integral garage (with electric up & over door together with a useful utility room positioned to the rear.

To the first floor, the property reveals a well equipped fitted kitchen enjoying a pleasant outlook to the front elevation, whilst a separate dining room provides the perfect setting for entertaining and family meals. Positioned to the rear is a spacious living room featuring a charming stained glass window, creating an attractive focal point also visible from the landing area.

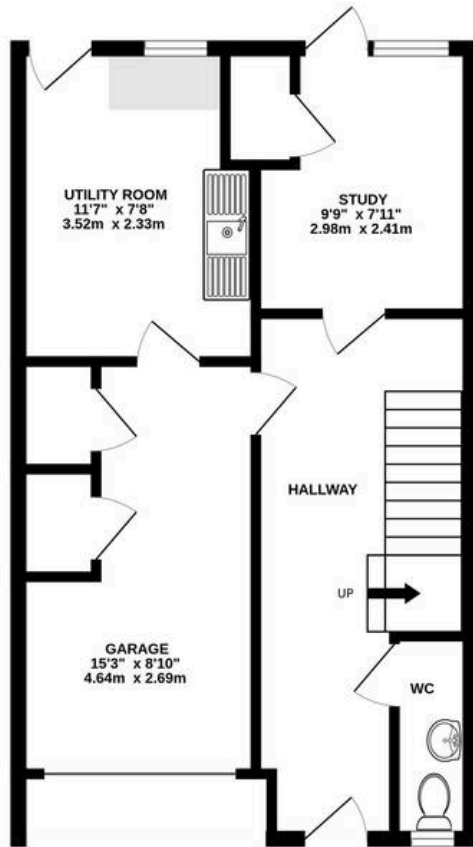
The second floor hosts three well proportioned bedrooms, including a generous principal bedroom complete with fitted wardrobes. Serving the accommodation is a stylish fully tiled four piece family bathroom incorporating both a separate bath and shower enclosure.

Externally, the property benefits from off road parking leading to the integral garage, whilst to the rear is an enclosed south facing garden featuring both decked and paved seating areas, offering an excellent space for outdoor entertaining.

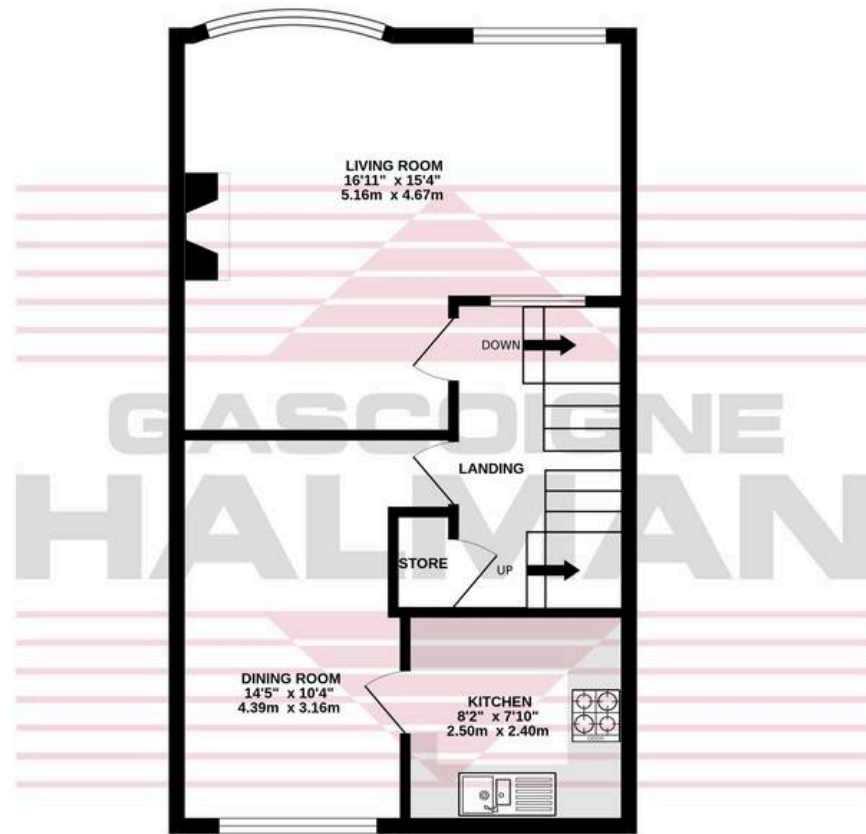




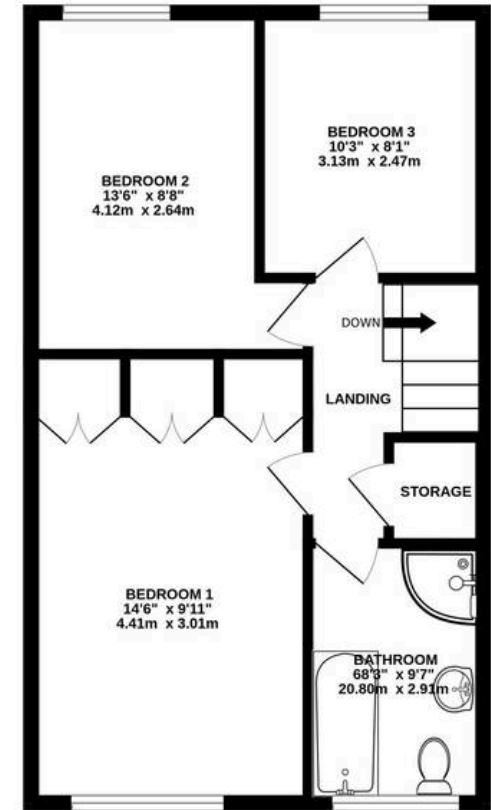
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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