



17A Green Walk, Gatley

Gatley, Stockport

Asking Price £500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Gatley, Stockport

An extended four double bedroom detached home in a prime Gatley location offered with no vendor chain. Spacious living throughout with versatile accommodation, gardens and generous off road parking.

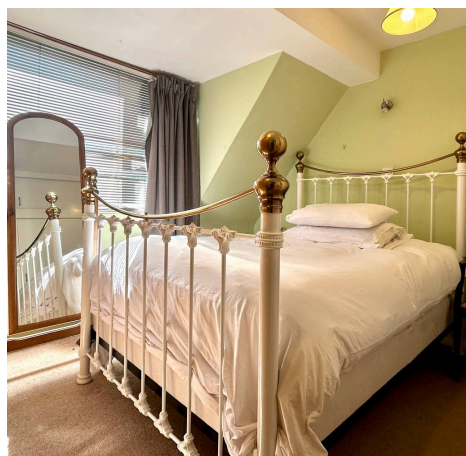
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No vendor chain
- Extended four double bedroom detached home
- Large 22ft living room with full width glazing
- Sought after Gatley location
- Spacious conservatory overlooking the garden
- Flexible second reception or ground floor bedroom
- Downstairs shower room and utility area
- Driveway parking for multiple vehicles
- Excellent family potential with scope to improve



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Situated in the highly sought-after residential area of Gatley, this deceptively spacious and extended four double bedroom detached home offers fantastic potential for growing families seeking generous accommodation in a prime location. Conveniently positioned close to Gatley Village, the train station, local primary schools and the beautiful Gatley Carrs nature reserve, the property combines versatile living with excellent future scope.

The accommodation begins with an entrance porch leading into a welcoming hallway, opening into an impressive 22ft (approx) wide living room featuring full-width glazing that floods the space with natural light. The living area flows seamlessly into a generously sized conservatory with direct access to the paved rear garden, creating an ideal setting for both relaxing and entertaining.

In addition, the property benefits from a separate fitted kitchen alongside a flexible second reception room which could equally serve as a ground floor bedroom. This area is complemented by a downstairs shower room, useful utility space and internal storage, whilst also providing access to the enclosed lawned side garden.

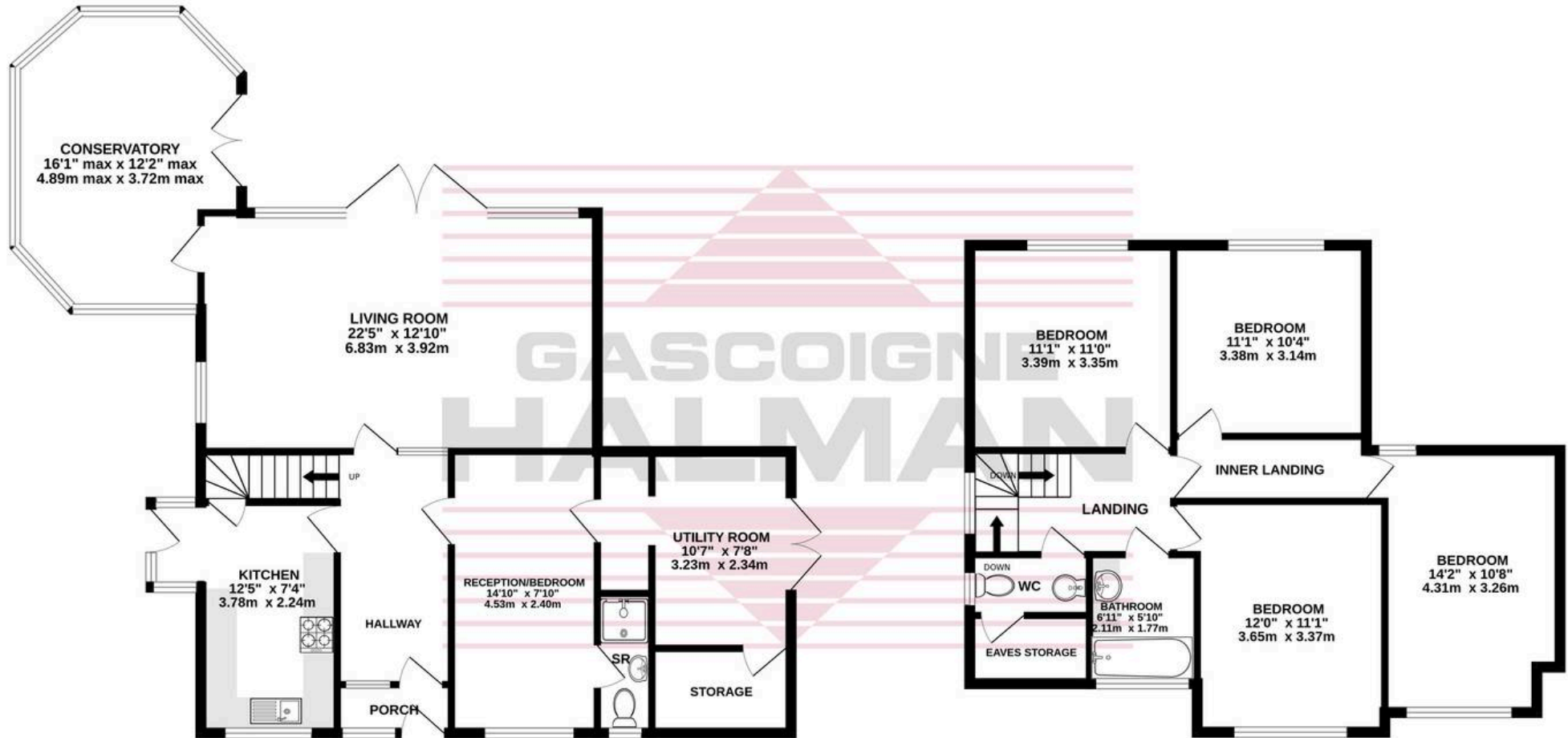
To the first floor, the spacious accommodation continues with four well-proportioned double bedrooms, together with a separate bathroom and WC. Although requiring cosmetic modernisation, the property boasts excellent proportions, solid fundamentals and tremendous potential to create a superb long-term family home tailored to individual tastes.

Externally, the home is further enhanced by a block paved driveway providing off-road parking for multiple vehicles.



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 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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