



216 Edgeley Road
Stockport

Offers Over £400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



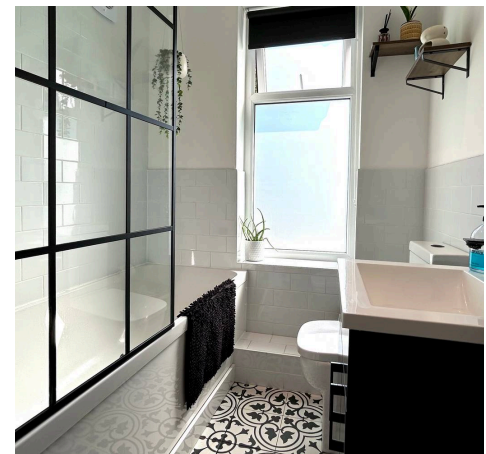
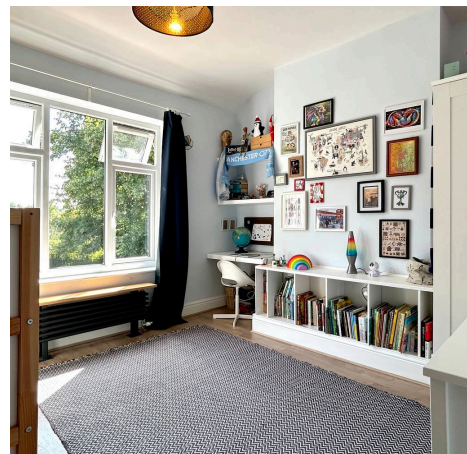
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A beautifully presented 3-bed semi-detached period home with open plan living, upgraded kitchen and bathroom, large cellar, gated parking, EV charger, & excellent location near to schools & amenities.
Council Tax band: C

Tenure: Freehold

- Beautifully presented period semi detached home.
- Bay fronted living room with made to measure shutters.
- Sociable open plan living/dining & kitchen
- Bi-folding doors to rear decking and garden.
- High quality fitted kitchen & upgraded bathroom
- Three well proportioned double bedrooms.
- Full footprint multi-chambered cellar offering potential to convert (STPP)
- Enclosed lawned garden to rear
- Electric car charger and gated off road parking to the rear.



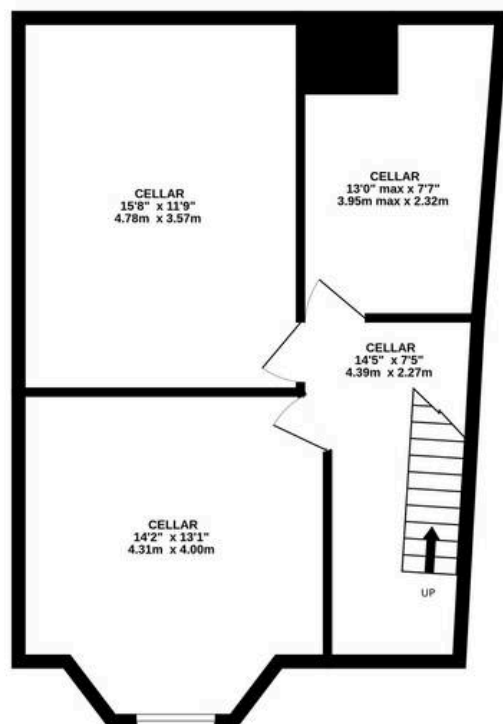
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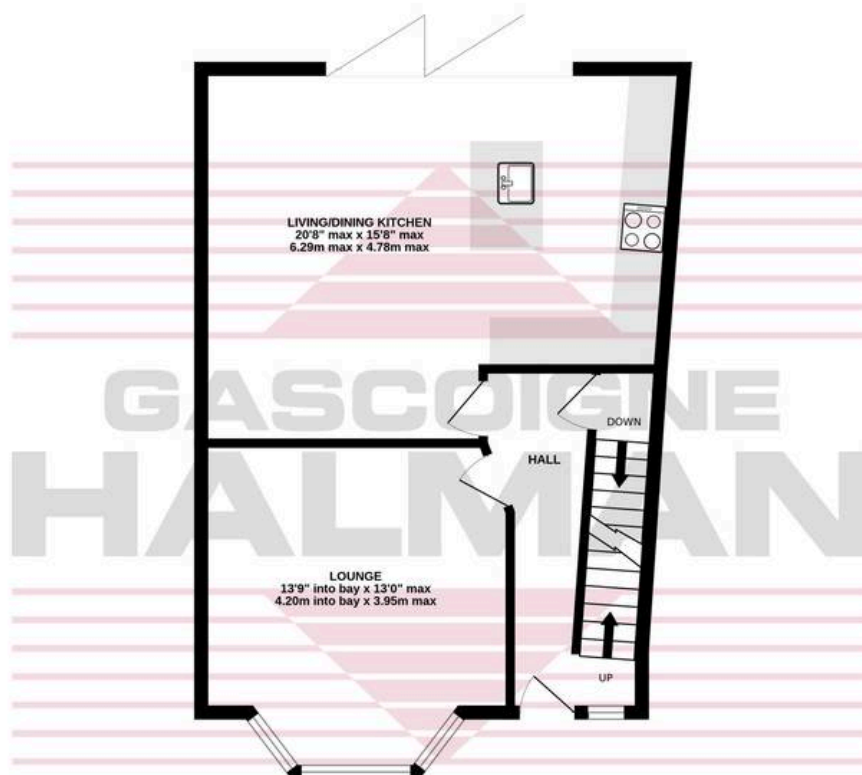
This beautifully presented three-bedroom semi-detached period home offers an impressive blend of character and contemporary living, perfect for families and professionals alike. From the moment you step inside, the welcoming entrance hall leads to a stunning bay-fronted living room complete with made-to-measure shutters, creating a cosy yet elegant space for relaxation. The heart of the home is the sociable open plan living, dining, and kitchen area, thoughtfully designed for modern lifestyles and entertaining. The high-quality fitted kitchen features sleek cabinetry and integrated appliances, seamlessly flowing into the dining and family zone. Bi-folding doors open out, drawing in natural light and connecting the interior to the rear aspect. Upstairs, the property boasts three well-proportioned double bedrooms, each offering ample space and flexibility for a growing family, home office, or guest accommodation. The upgraded bathroom showcases contemporary fixtures and stylish finishes, providing a luxurious retreat. Another standout feature is the full-footprint multi-chambered cellar, offering exceptional storage and exciting potential for conversion (subject to planning permission), whether as a home gym, cinema room, or further living space. Practical touches include an electric car charger and gated off-road parking to the rear, ensuring convenience and security. Ideally situated, the property is within easy reach of well regarded local schools, excellent transport links, and a wide range of amenities, including shops, cafes, and leisure facilities. This is a rare opportunity to secure a spacious and versatile home in a sought-after location, offering both period charm and modern comfort.



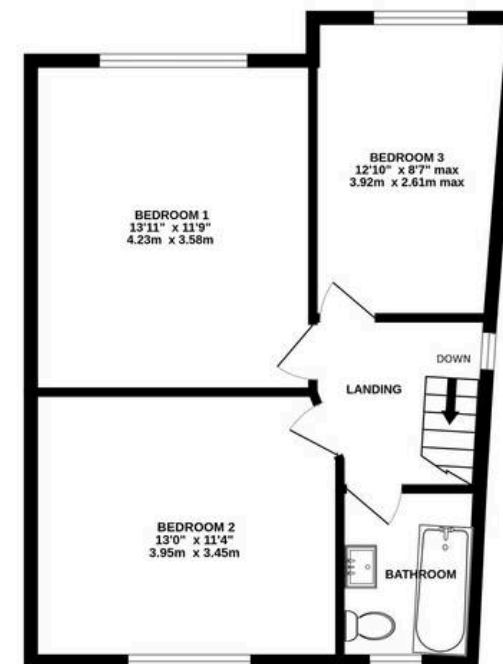
CELLAR
527 sq.ft. (48.9 sq.m.) approx.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 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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