



**GASCOIGNE
HALMAN**

High Crest Avenue, Gatley
Guide Price £430,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented 1930s bay-fronted semi-detached home set on a sought-after residential road in Gatley, perfectly placed for the charming Gatley Village and the outstanding Gatley Primary School.

Property details

- Sought-after residential road close to Gatley Village
- Within catchment for outstanding Gatley Primary School
- Beautifully presented 1930s bay-fronted semi-detached home
- Elegant bay-fronted dining room with Art Deco fireplace
- Stylish living room with panelling, feature fireplace and French doors
- Well-equipped galley kitchen with integrated appliances
- Three well-proportioned bedrooms and four-piece family bathroom
- Off-road parking, detached garage and private lawned rear garden
- Planning permission granted for rear/side and dormer loft conversion.



About this property

Decorated and maintained to a high standard throughout, this characterful property combines period charm with stylish modern touches. The welcoming entrance hall, with its decorative hardwood front door and patterned glazing, sets the tone for the rest of the home.

To the front, the elegant bay-fronted dining room features an attractive Art Deco fireplace and wooden flooring, while the separate living room offers stylish panelling, a feature fireplace, and French doors opening onto the patio area.

The well-equipped galley kitchen boasts integrated appliances, tiled flooring with under-floor heating, and the practicality of an under-stairs WC.

Upstairs, three well-proportioned and beautifully decorated bedrooms are served by a contemporary four-piece family bathroom, complete with shower enclosure and separate bath. The rear bedroom offers far-reaching views over Manchester's skyline.

Other noteworthy features include the recently approved plans for a ground floor wrap around extension and dormer loft conversion allowing the opportunity for growth in the future.

Externally, the property enjoys off-road parking to the front, a detached garage to the rear, and an enclosed lawned garden providing a private and peaceful outdoor space.







DIRECTIONS

SK8 4HD

COUNCIL TAX BAND

D

TENURE

Freehold

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		83 B
69-80	C		
55-68	D	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

Cable

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?

No

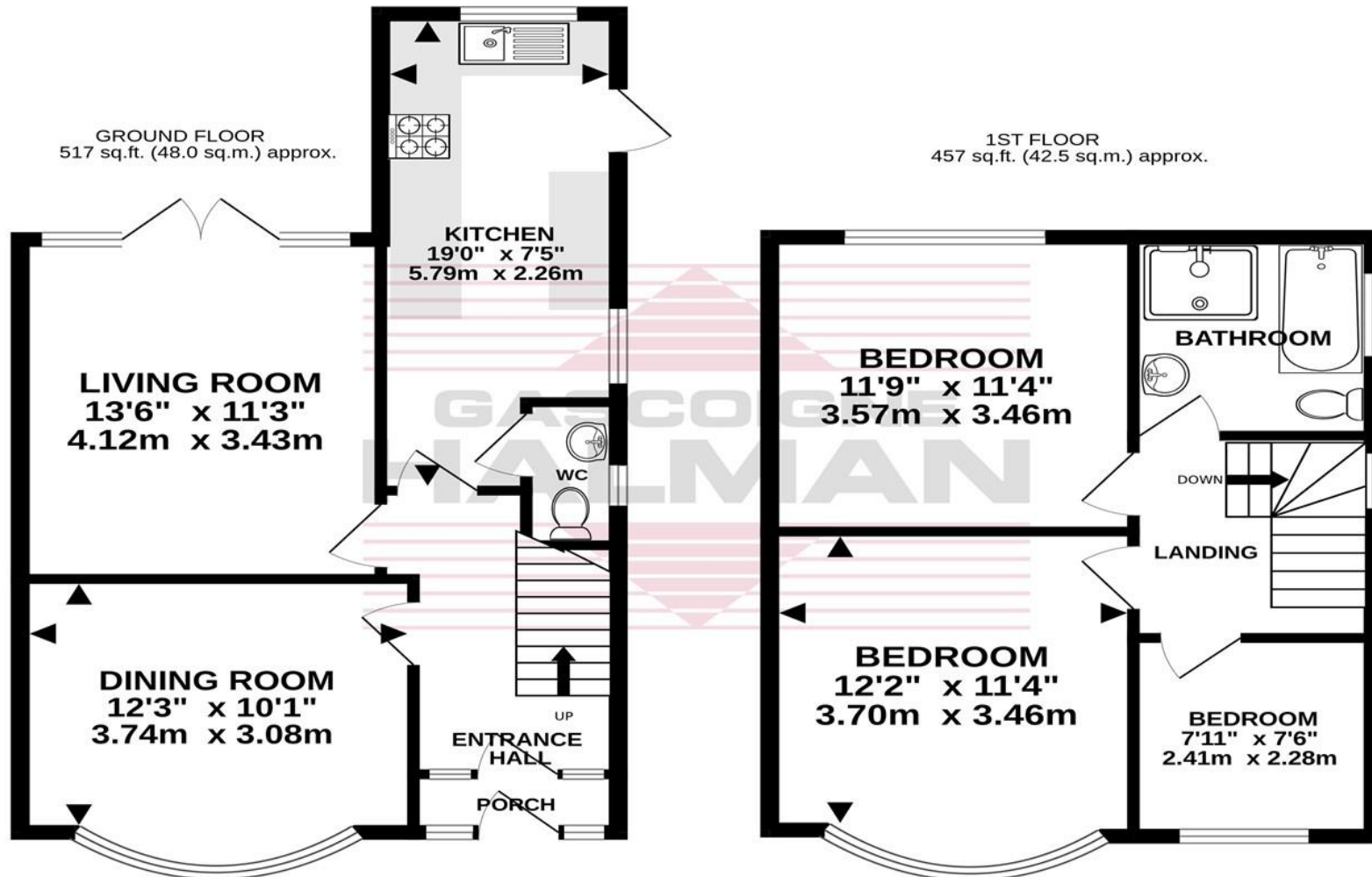
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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