



**GASCOIGNE  
HALMAN**

Fountains Road, Cheadle Hulme  
£425,000

THE AREA'S LEADING ESTATE AGENCY



Welcome to this charming family-friendly home located on Fountains Road, Cheadle Hulme! Situated in an excellent catchment area of Cheadle Hulme High School and backing onto Hursthead Infant & Junior School playing fields, this three-bedroom extended semi-detached house is perfect for a growing family. With easy access to Bramhall Village and all amenities just a stone's throw away, convenience is at your doorstep. The property offers excellent living accommodation in excess of 1000 sq/ft and the various reception rooms display versatile living accommodation.

## Property details

- Three Bedroom Extended Semi Detached Family Home
- Excellent Catchment Area, Backing Onto Hursthead Infant & Junior School
- Easy Access to Bramhall Village with All Amenities On The Doorstep
- Converted Garage Which Offers A Further Reception Area or Home Office or Even an Additional Bedroom
- Superb Private Enclosed Rear Garden
- Highly Desirable Residential Location Close to Schools & Transport Links



## About this property

This family home boasts an excellent location with access to superb Schools and transport links. Whilst Bramhall village is within easy reach with all its bars and restaurants, there are also a number of shops along Fountains Road and these range from a convenience store offering daily supplies to a dry cleaners and launderette, as well as a café. The accommodation itself includes an entrance hall leading to a large living room with open staircase leading to the first floor accommodation. A sitting room which was previously a garage, now offers additional reception space, sleeping quarters or even a home office or playroom. This versatile home can be adapted to suit any buyers needs. The dining room is positioned adjacent to the kitchen breakfast room and double doors lead out onto the rear garden promoting a seamless indoor outdoor lifestyle. The garden is ideal for children to play safely or for hosting summer BBQs with friends and family. To the first floor there are three well proportioned bedrooms along with a family bathroom and separate WC. To the front there is also a driveway providing off road parking, with further potential to extend the driveway for additional cars if needed. This highly desirable residential location close to schools and transport links makes this home a perfect choice for families looking for both comfort and convenience.







## DIRECTIONS

SK8 7PY

## 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		
69-80	C		79 C
55-68	D	66 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

Fibre to the premises

## 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

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

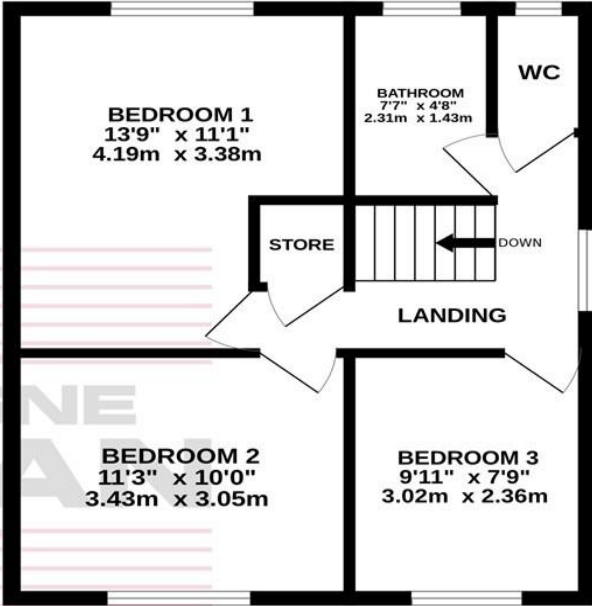
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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