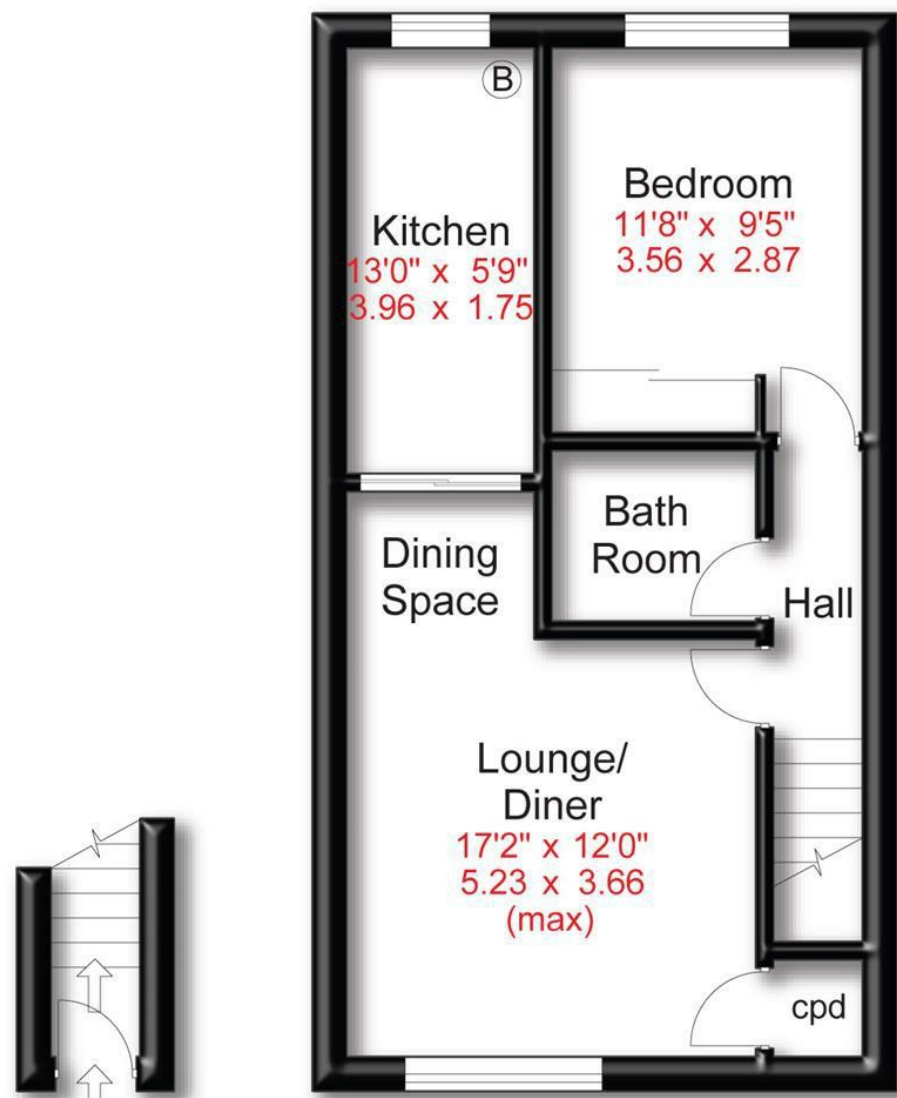


Approx Gross Floor Area = 484.3 Sq. Feet



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Giffard Walk | Bramhall  
Asking Price £150,000



240 Wellington Road South | Stockport | SK2 6NW  
t: 0161 480 0099  
e: enquiries@hibberthomes.com  
www.hibberthomes.com

SALES & LETTINGS

Bedrooms 1

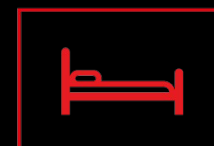
Bath 1

Reception 1

Parking here

Area sq ft

Type here





- Spacious Living Area
- Large Garage Included
- Desirable Location
- Peppercorn Ground Rent
- Off-road Parking
- Excellent Catchments
- No Service Charge
- No Chain

This well-presented One Bedroom First Floor Flat located on Giffard Walk finds itself situated on the much sought after New House Farm Estate, offering off-road parking towards the rear of the property and further benefiting from a garage included with the property as well.

This property is ideal for all first time buyers and investors looking to buy in the much desired Bramhall area, and with gas central heating within the flat and UPVs double glazed windows, as well as great levels of space throughout the flat, this property is one we highly recommend you view.

Giffard Walk benefits further from having no Service Charge, and Peppercorn Ground Rent, keeping costs low for the property.

If you wish to seek further information, or would like to book a viewing please do contact us on 0161 480 0099 [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com)

Council Tax Band - B  
EPC Grade - C

