

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		
(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	



Claremont Avenue | Marple  
Price Guide £325,000



SALES & LETTINGS

21 Bramhall Lane South | Bramhall | SK7 1AL  
t: 0161 480 0099  
e: [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com)  
[www.hibberthomes.com](http://www.hibberthomes.com)

Bedrooms 3

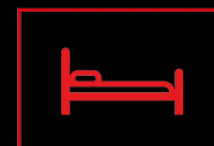
Bath 1

Reception 2

Parking here

Area  
877.00 sq ft

Type here





- IN NEED OF REFURBISHMENTS
- VERY LARGE GARDEN
- NO CHAIN
- EXCELLENT LOCATION
- GREAT POTENTIAL
- SPACIOUS ROOM SIZES
- OFF-ROAD PARKING

Hibbert Homes are pleased to bring this fantastic opportunity to the market! This detached bungalow located on Claremont Road is in need of refurbishments however boasts excellent potential and scope to greatly improve. Claremont Avenue finds itself within a brilliant location, and is set within the catchment for Marple Hall School and Rose Hill Primary, both brilliant schools. Marple Village is just a gentle walks distance away too.

This property briefly comprises from two large double bedrooms, with a smaller single bedroom too, a main bathroom with a shower, spacious living room with bay window, with the kitchen located at the rear of the property.

This property offers an excellent garden, offering exceptional space and great privacy. The size of this garden allows for this property to be potentially extended subject to planning too, without sacrificing this space at all.

To view this excellent opportunity, contact Hibbert Homes Bramhall on 0161 480 0099 [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com)

