



AVONDALE AVENUE

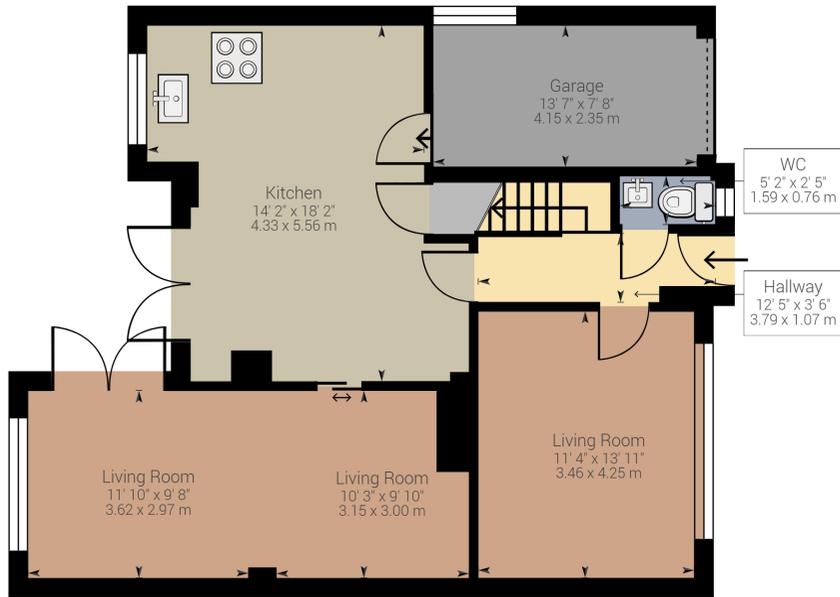
HAZEL GROVE | STOCKPORT | SK7 4QE

**LAWLER**  
& Co.  
SALES AND LETTINGS

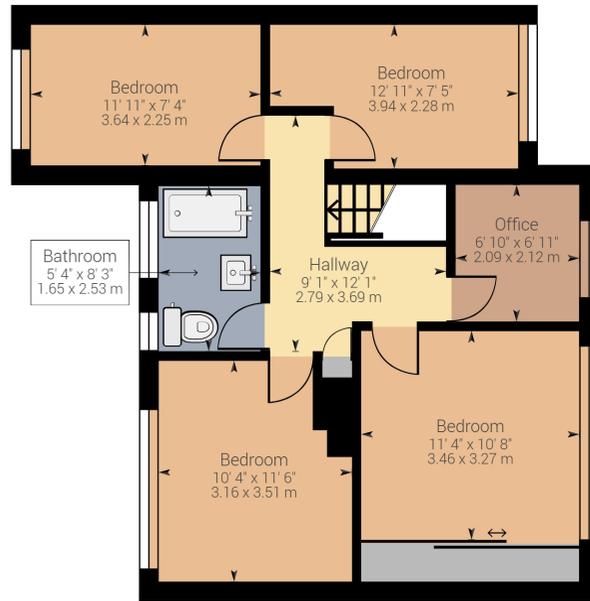


**\*\*360 VIRTUAL TOUR AVAILABLE ON THIS PROPERTY\*\*** Situated in this always-popular residential location within walking distance of Torkington Park and easy access of all local amenities, is this beautifully appointed and much-extended detached family home that requires an early internal viewing to fully appreciate. To the ground floor there is a generous entrance hallway with downstairs WC and staircase alighting to the first floor; lounge to the front with focal fireplace surround; extended sitting room with views over the rear garden; open-plan dining room and kitchen - the dining room area has French doors leading out into the rear garden, whilst the kitchen area has a full range of modern eye and base level units with integral appliances. The ground floor accommodation is completed by an integral garage. To the first floor there are FIVE bedrooms and a modern bathroom with three piece white suite and over-bath shower. A driveway to the front of the property provides off-road parking for numerous vehicles and leads to the garage. To the rear of the property there is a paved patio area leading to a lawned garden with flowerbed borders. An early internal viewing is essential to fully appreciate the size, style and standard of accommodation on offer. This property is Leasehold with the residue of 999 years from 21st November 1958.





Ground Floor



1st Floor

Approximate net internal area: 1344.08 ft<sup>2</sup> (1453.16 ft<sup>2</sup>) / 124.87 m<sup>2</sup> (135 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(55 to 68)	D		63
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			EU Directive 2002/91/EC

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

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