

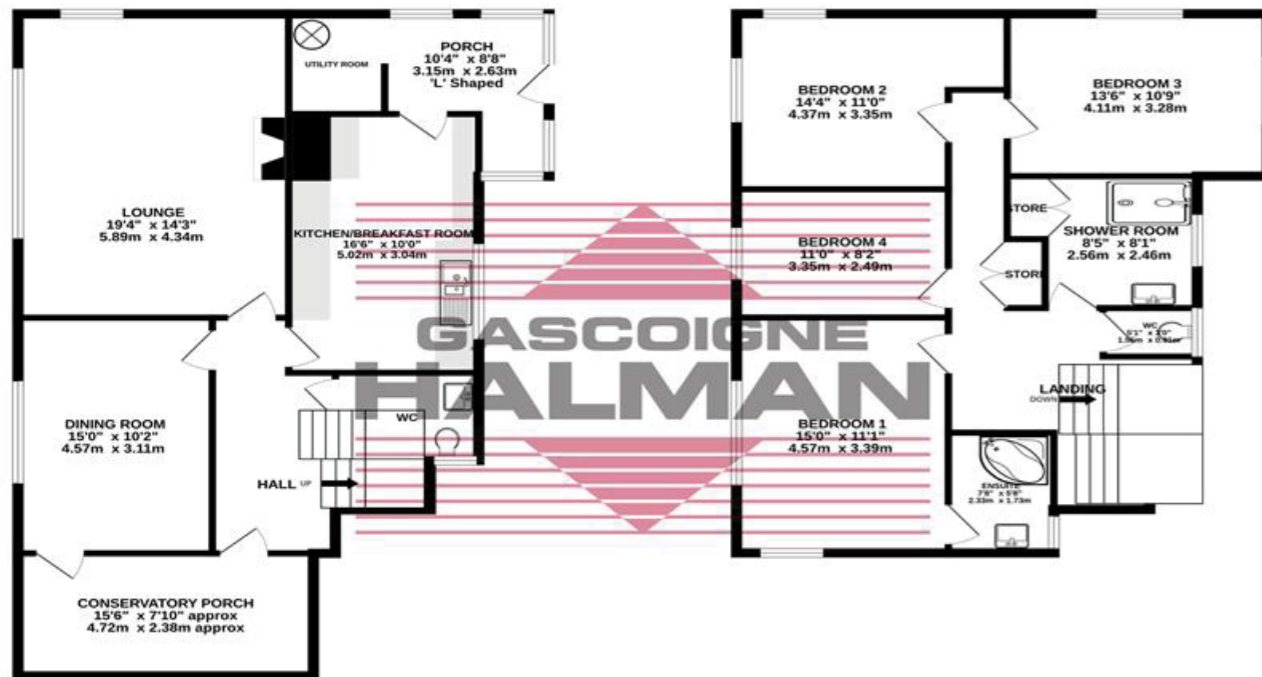
2 ELSWICK AVENUE

Bramhall

£725,000

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREAS LEADING ESTATE AGENCY

Situated in a quiet cul-de-sac in a highly favoured location off St Michaels Avenue and within walking distance to the village, a substantial 4 double bedroom detached family home with 2 reception rooms, excellent corner plot gardens and a detached double garage.

Bramhall

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GASCOIGNE HALMAN

- Highly sought after cul-de-sac location
- A substantial 4 bedroom family home with potential
- Concrete-print driveway leading to a detached double garage
- Excellent corner plot gardens to all 4 sides

- Within walking distance to Bramhall village
- A spacious lounge over 19' in length
- Master bedroom with en-suite bathroom
- Separate utility and downstairs WC

£725,000

2 ELSWICK AVENUE

Bramhall



Elswick Avenue is situated within short walking distance to the village in a highly favoured location off St Michaels Avenue. This particular property enjoys a prominent corner position with gardens surrounding the house enjoying a central position. The garden creates good interest with areas laid to lawn, well-stocked flowerbed borders and a deep concrete-print driveway proving ample off road car parking and leads to a detached double garage.

Although in need of some improvements, the house offers generous accommodation throughout which must be viewed to be appreciated. A good size conservatory porch leads to the main entrance hall with feature return stairs to the first floor and downstairs WC. The principle

lounge is an excellent room being over 19' in length, in addition to a spacious separate dining room with original parquet flooring. The breakfast kitchen is equally a spacious room and benefits from a separate utility room area and large rear porch. To the first floor there are 4 generous bedrooms, the master of which features an en-suite bathroom whilst the 3 remainder generous bedrooms are served by a well-appointed shower room/wet room and separate WC. Gas fired central heating is installed on a British Gas combi boiler and the house offers excellent potential for improvement/renovation.

LOCATION

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all

age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

DIRECTIONS

Leaving Bramhall on Bramhall Lane South, continue under the railway and take the next turning on the left hand side into Robins Lane. Turn first right into St Michaels Avenue, taking the second turning on the left hand side into Elswick Avenue where the property can be found on the right.

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 Borough Council. Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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