



**GASCOIGNE
HALMAN**

Lindbury Avenue, Stockport
£275,000

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain. This three bedroom semi detached property offers excellent family accommodation throughout. Whilst requiring selective modernisation the property offers a fantastic opportunity to further extend and develop (STPP). The property occupies a great location close to excellent Primary & Secondary Schools.

Property details

- Walking Distance to Banks Lane Infant & Junior School
- Within Close Proximity to Stockport Grammar School & Stockport
- Secondary School
- Excellent Potential to Extend (STPP)
- Three Bedroom Semi Detached Family Home
- Spacious Private Rear Garden with Detached Single Garage
- No Onward Chain



About this property

This bay fronted semi detached family home is approached by a long driveway leading to a single detached garage, providing ample off road parking. A wonderful lawned front garden could also be adapted into further additional parking should buyers choose to re-landscape the front elevation. Internally a hallway leads to two principal reception rooms which come in the form of a spacious living room and separate dining room with double doors leading to the rear garden. Positioned off the dining area is a galley style kitchen but this space would lend itself for further re-modelling and/or extensions to form an open plan kitchen family room. Leading upstairs the property includes two well proportioned double bedrooms, both of which include a range of fitted wardrobes. A further third bedroom and spacious family bathroom complete well balanced accommodation. To the rear of the property is a magnificent garden which displays a superb space for families. A single detached garage provides excellent storage too. No onward Chain.





DIRECTIONS

SK2 5SH

COUNCIL TAX BAND

C

TENURE

Leasehold

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		82 B
69-80	C		
55-68	D	67 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

Copper wire

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

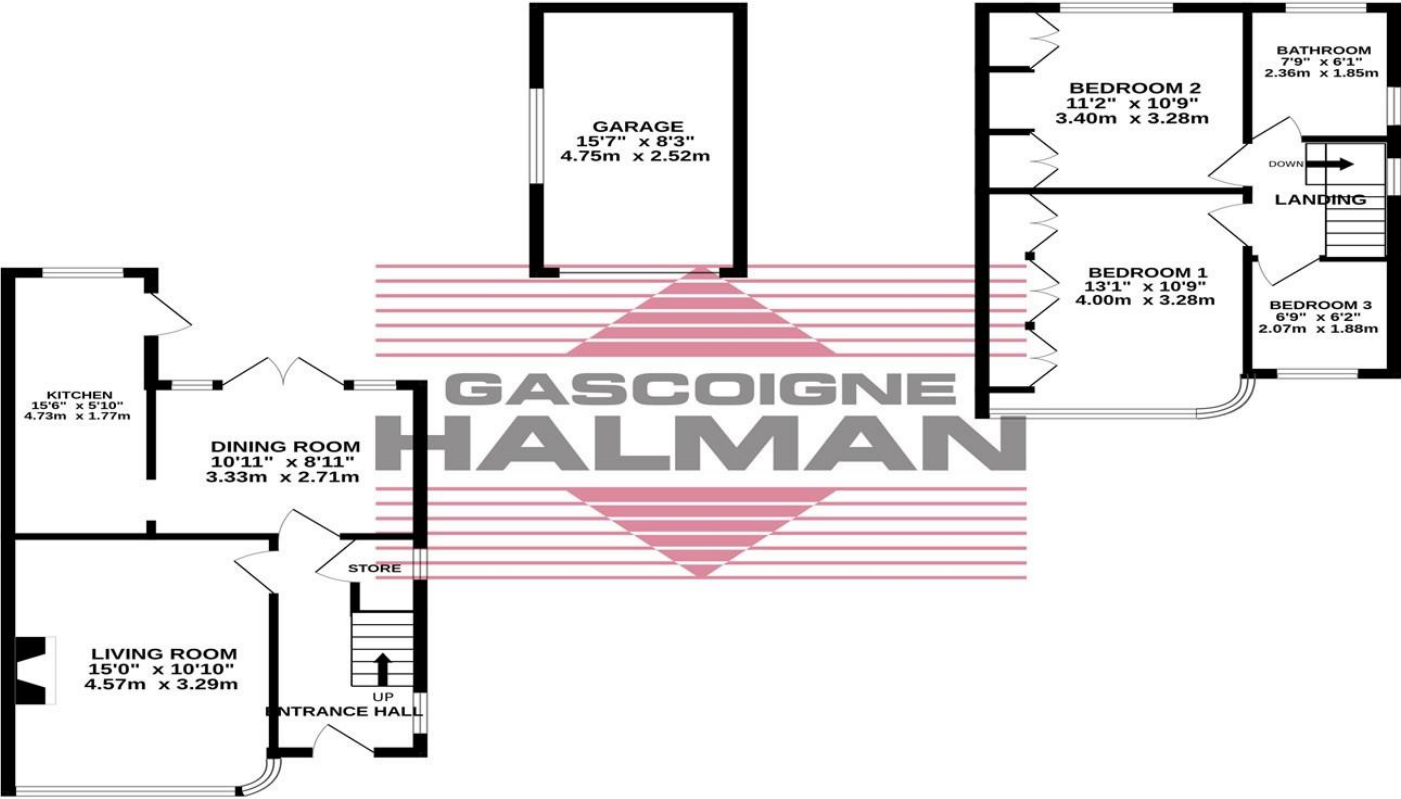
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE