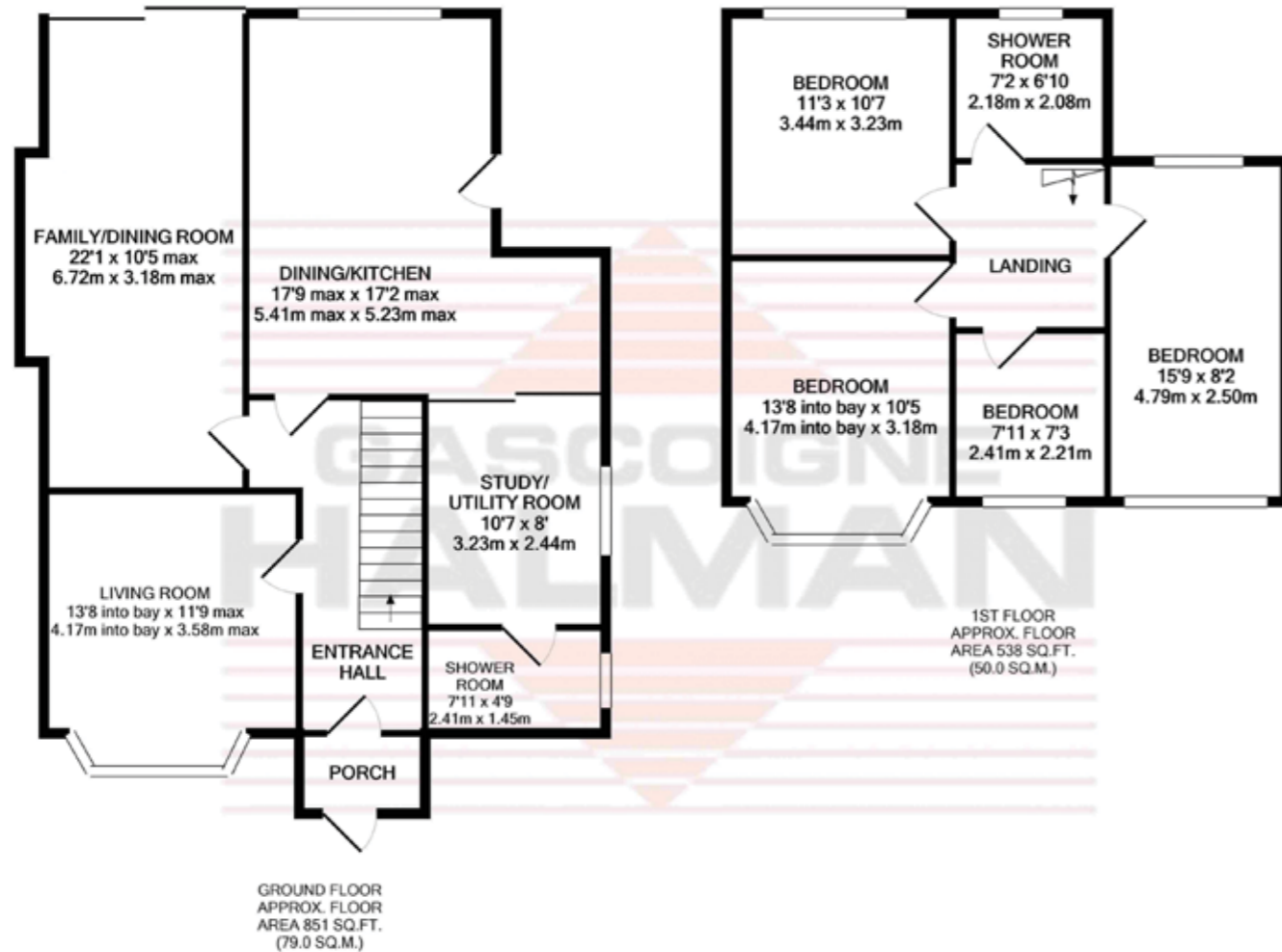


11 LLOYD AVENUE

Gatley

£439,950



GROUND FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREAS LEADING ESTATE AGENCY

Cheadle

91, High Street, CHEADLE SK8 1AA

0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



An attractive and SUBSTANTIALLY EXTENDED bay-fronted semi-detached home boasting generous accommodation including FOUR BEDROOMS, three reception rooms, and LARGE DINING KITCHEN, whilst being located on the ever popular 'Lakes Estate', close to Gatley Village and popular schools. SOUTHERLY ASPECT TO THE GARDEN.

GASCOIGNE HALMAN

- An Attractive And Substantially Extended Semi-Detached Home
- Located On The Popular Gatley 'Lakes Estate'
- Offering Three Generous Reception Rooms
- Large Extended Dining Kitchen With Separate Utility Area

- Beautifully Maintained And Private Rear Garden With Southerly Aspect
- Recently Renovated Family Shower Room With Attractive Tiling
- Boasting Four Well Sized Bedrooms
- Useful Driveway Offering Off-Road Parking

£439,950

11 LLOYD AVENUE

Gatley



Enjoying a much sought-after position on the ever popular 'Lakes Estate', only a short stroll to Gatley Village and its local amenities, an attractive and extensively enhanced bay-fronted semi-detached home, offering a wealth of spacious accommodation whilst boasting a private beautifully maintained rear garden. The charming home begins with an entrance porch complete with newly fitted composite front door, welcoming entrance hall, bay-fronted living room with feature fireplace, large extended family/ dining room with feature fireplace and twin doors to the rear garden, there is a substantial extended dining kitchen with modern fitted units and separate dining/ utility area and

single door to the garden. The home also benefits from a converted garage offering a versatile study/ reception room/ occasional bedroom, and a useful separate shower room. To the first floor, off the spacious landing, are four well sized bedrooms, and an impressive refitted family shower room enjoying stylishly veined tiling throughout. The loft also offers a versatile and useful room, having been partly converted still with ladder access, whereby it is fully boarded, plastered, offers storage shelving and a sky light window. Externally the home benefits from a beautifully maintained and private rear garden with Southerly aspect, mainly laid to lawn, and enjoying mature planted borders, whilst to the front is a large driveway offering ample off-road parking.

LOCATION

Gatley offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass and motorway access. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

DIRECTIONS

SK8 4BT

TENURE

TBC By Solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport Metropolitan Borough Council

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN