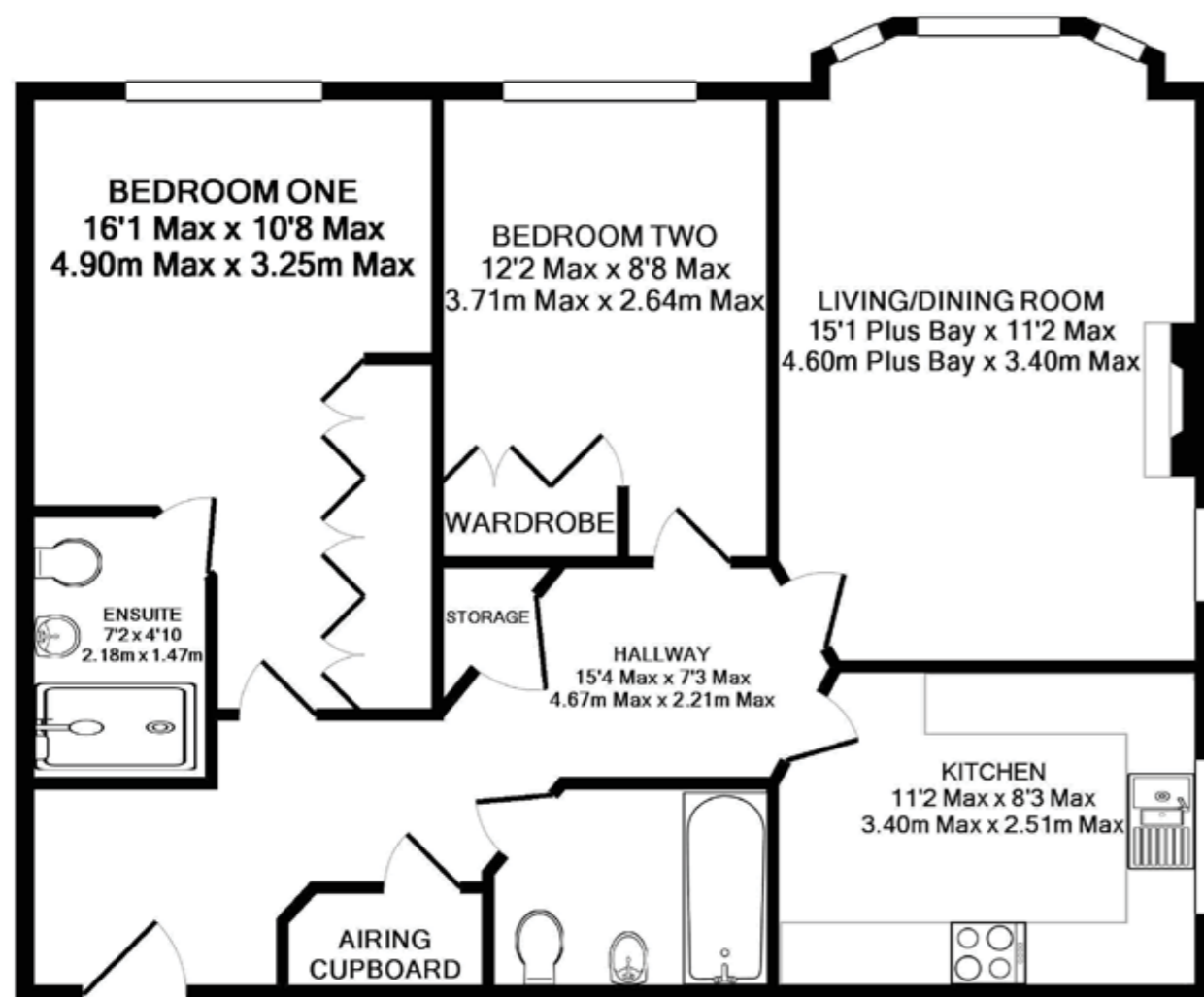


5 COPPICE COURT

Heald Green

£220,000



TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Cheadle

91, High Street, CHEADLE SK8 1AA

0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An attractive TWO DOUBLE bedroom GROUND FLOOR apartment, set within a SECLUDED CUL-DE-SAC, close to Heald Green Village in an exclusive development, boasting modern spacious accommodation throughout including TWO BATH/ SHOWER ROOMS, large living room, and OFF ROAD PARKING.

- An Attractive And Spacious Ground Floor Apartment
- Well Sized Bay-Fronted Living/ Dining Room
- Enjoying A Convenient Location Close To Heald Green, Manchester Airport, And Local Amenities

- Set Within A Secluded Cul-de-sac In An Exclusive And Modern Development
- Two Modern Refitted Bath/ Shower Rooms
- Allocated Off-Road Parking Plus Visitor Parking

£220,000

5 COPPICE COURT

Heald Green



DESCRIPTION

Ideally located close to Heald Green village, within an exclusive and small development, a stylishly appointed and spacious ground floor apartment, enjoying a private cul-de-sac position with charming communal grounds, and being within easy reach of local amenities, Manchester Airport and transport links. Enveloped by well maintained communal gardens, the accommodation begins with a welcoming entrance hall with two useful storage cupboards, there is a large living/ dining room with feature fireplace and bay window overlooking the communal gardens, and a separate refitted kitchen with integrated appliances.

There are also two well sized double bedrooms both with fitted wardrobes, the master offering a modern ensuite shower room, and a separate attractive bathroom. Externally the property benefits from allocated off road parking, and enjoys pleasant well maintained communal gardens.

LOCATION

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

DIRECTIONS

SK8 3JY

TENURE

Leasehold with an original 125 year term, beginning 01/04/2006, and an annual service charge of £1,400.

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 through the Agents.

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



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