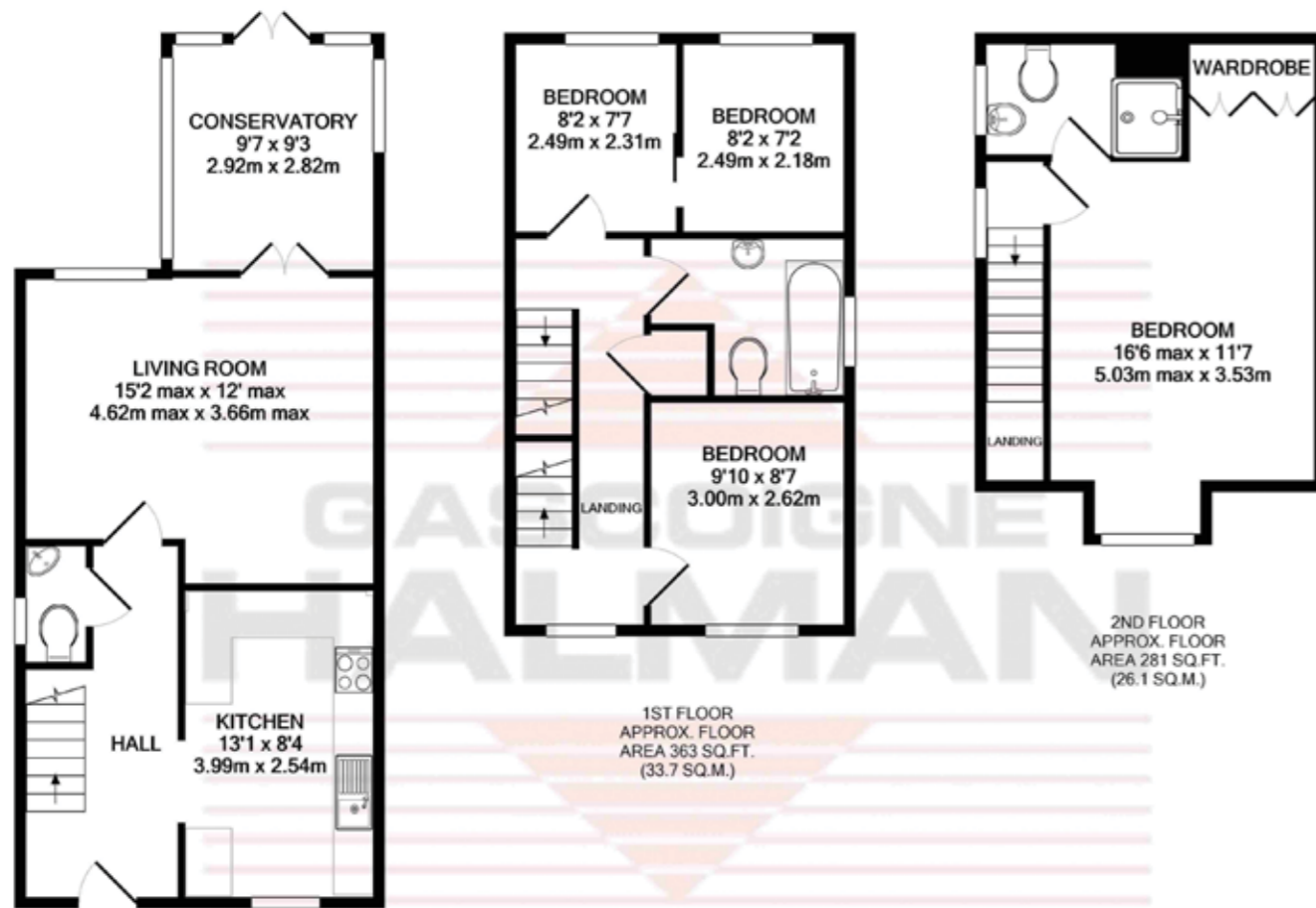


5 ABBEYFIELD CLOSE

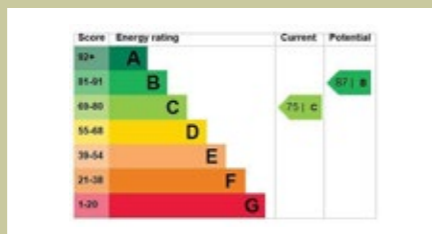
Shaw Heath

£295,000



TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 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. Made with Metropix ©2021



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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



A STYLISHLY ENHANCED and deceptively spacious modern townhouse, enjoying a wealth of attractive accommodation including FOUR BEDROOMS, two bath/shower rooms, RECENTLY RENOVATED KITCHEN, whilst being conveniently positioned close to Stockport, local amenities, and useful transport links, plus GATED OFF-ROAD PARKING.

GASCOIGNE HALMAN

- An Attractive, Stylish And Deceptively Spacious Town House
- Enjoying Generous Accommodation Set Out Over Three Floors
- Ideally Located Close To Local Amenities And Transport Links

- Recently Renovated And Remodelled Kitchen With Quality Integrated Appliances
- Enjoying Four Well Sized Bedrooms
- Striking Master Bedroom With En-Suite Shower Room
- Delightful And Private Rear Garden
- Secure Gated Off-Road Parking To The Rear

**£295,000**

**5 ABBEYFIELD CLOSE**

Shaw Heath



**DESCRIPTION**

Having been lovingly enhanced by the current owners in recent years, this stylish townhouse is situated over three floors offering generous accommodation throughout with three/floor bedrooms, two bathrooms and benefiting from a private well sized rear garden, whilst being ideally located close to Stockport, useful transport links and local amenities.

The attractive accommodation begins with a welcoming entrance hall complete with attractive front door recently fitted with new bespoke glass, newly renovated and remodelled modern kitchen with quality integrated appliances, there is a spacious living room that leads to a

versatile conservatory with feature fireplace and double doors leading to the garden, along with a useful downstairs WC. To the first floor, off the spacious landing, are three well sized bedrooms, with bedroom four accessed via bedroom three, whilst there is a useful airing cupboard and an attractive family bathroom.

To the second floor is the impressive master bedroom boasting modern ensuite shower room and useful fitted wardrobes.

Externally the home enjoys a private rear garden with lawn and patio area, and benefits from secure gated off-road parking to the rear.

**LOCATION**

Stockport offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Stockport, Cheadle, Davenport and Edgeley Shopping Centres are close by together with access to the A34 by-pass which leads to Handforth Dean and Stanley Green Retail Park. Motorway connections to the M60 are available close-by, Manchester International Airport is easily accessible, whilst railway stations are situated at nearby Stockport, Davenport and Cheadle Hulme.

**DIRECTIONS**

For SatNav purposes: SK3 8EH

**TENURE**

Leasehold with an original term of 999 years beginning 01/01/2004 with an annual service charge of £206.08.

**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**