



**GASCOIGNE  
HALMAN**

Pintail Avenue, Stockport  
**Asking Price £315,000.00**

THE AREA'S LEADING ESTATE AGENCY







Situated in the popular Sandpipers estate, this well presented three-bedroom detached home offers excellent family space with an integral garage and conservatory. The ground floor includes a bay-fronted living room, dining room, kitchen with utility, and WC. Upstairs, the master bedroom features an en-suite, alongside two double bedrooms and a family bathroom. Outside, there's a driveway and a fully enclosed rear garden with a patio. Early viewing is recommended!

## Property details

- Situated in the popular Sandpipers estate.
- Bay-fronted living room, separate dining room, and a spacious conservatory.
- Well-equipped fitted kitchen with a utility area.
- Master bedroom with en-suite, plus a three-piece family bathroom.
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- Downstairs WC and integral garage.
- Driveway to the front and a fully enclosed rear garden with a patio.



## About this property

This well presented three-bedroom detached home is located in the popular Sandpipers estate within a cul-de-sac, offering excellent family living space, an integral garage, and a spacious conservatory.

The ground floor features an entrance hall, a bay-fronted living room, a separate dining room, and a bright conservatory. The well-equipped kitchen includes a utility area, while a convenient downstairs WC and integral garage add to the practicality of the home.

Upstairs, the master bedroom boasts an en-suite shower room, accompanied by two further double bedrooms and a three-piece family bathroom.

Externally, the property benefits from a block paved driveway to the front and an enclosed rear garden with a patio area - perfect for outdoor entertaining.

Early viewing is advised - call now to register your interest!











## DIRECTIONS

SK3 8UN

## COUNCIL TAX BAND

D

## 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 MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

## 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

Fibre to the premises

## 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

## SOURCES OF FLOODING

None

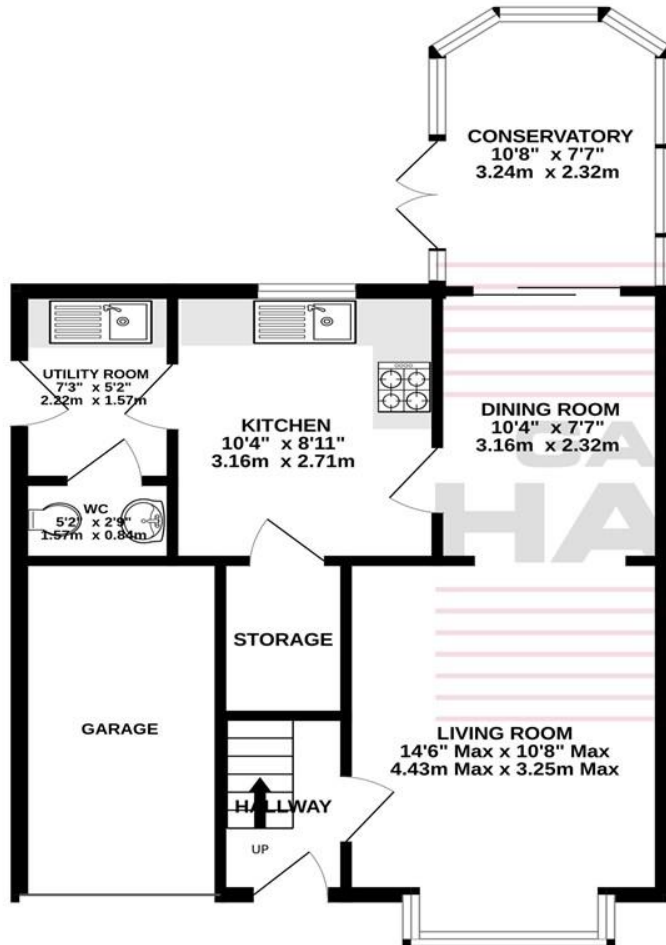
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

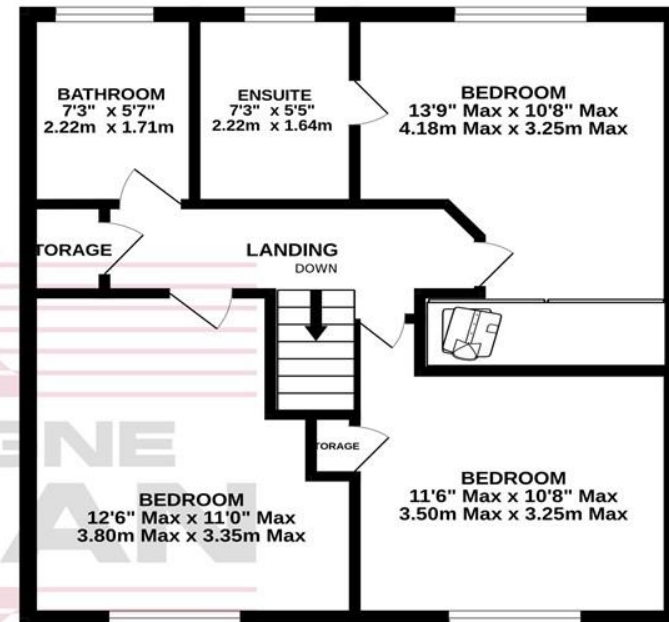
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GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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