



**GASCOIGNE  
HALMAN**

Aysgarth Avenue, Cheadle  
**Asking Price £400,000**

THE AREA'S LEADING ESTATE AGENCY







Situated within a quiet and established cul-de-sac in a highly regarded residential area of Cheadle, this three-bedroom detached bungalow offers a substantial footprint and is now ready for a comprehensive programme of modernisation and refurbishment. Offered for sale with no onward chain, the property presents a genuine blank canvas for a buyer looking to renovate a home to their own standard and taste.

## Property details

- Substantial Three-Bedroom Detached Bungalow
- Sought-After Cul-de-Sac Location in Cheadle
- In Need of Full Modernisation Throughout
- Offered with No Onward Chain
- Flexible Layout with Three Large Bedrooms/Receptions
- Integral Garage with Electric Retracting Door
- Useful Loft Space Accessed via Permanent Staircase
- Enclosed Rear Garden and Off-Road Parking



## About this property

The internal layout is notably flexible, currently comprising three well-proportioned rooms that could function as bedrooms or additional reception rooms depending on requirements. To the rear, the main living room features a fireplace & double doors leading into a basic lean-to sun room. The kitchen is of a good size and provides direct internal access to the integral garage with an electric retracting door to the front. The accommodation is completed by a main bathroom and a separate, additional WC.

A permanent staircase provides access to a useful loft space, offering useful storage or potential for further investigation. Externally, the property occupies a level plot with off-road parking to the front and an enclosed, private garden to the rear.

The property is ideally located for easy access to the various shops and local amenities within Cheadle Village, as well as being well-placed for local transport links and the motorway network. Given the extent of work required and the sought-after nature of the location, this is an excellent opportunity for those seeking a renovation project.







## DIRECTIONS

SK8 1QP

## COUNCIL TAX BAND

E

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 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

Cable

## 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

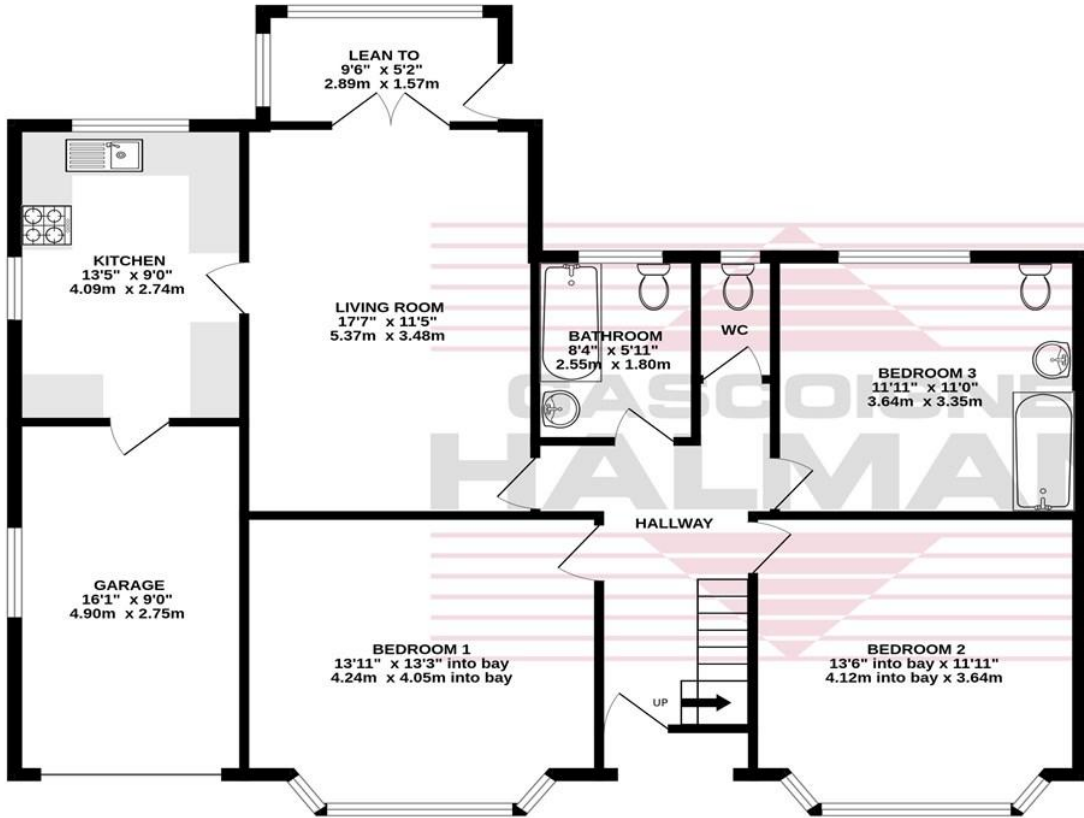
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

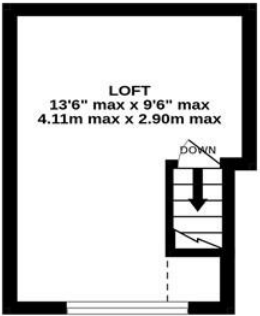
No

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GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
121 sq.ft. (11.2 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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