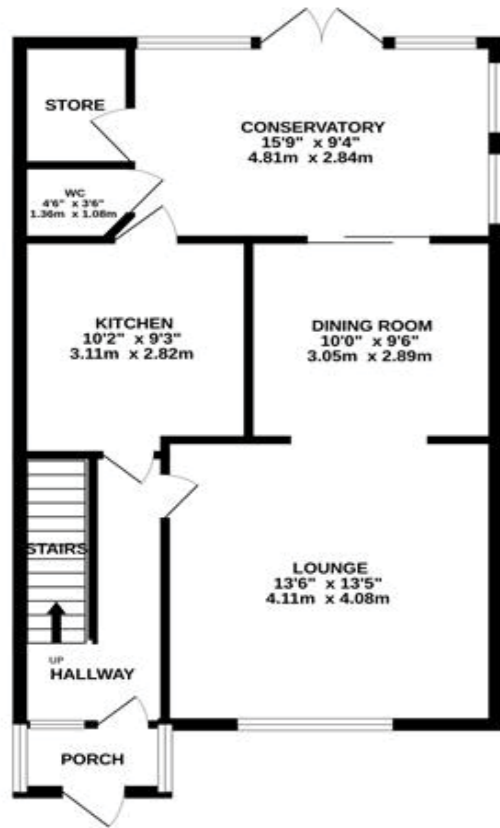


44 TANHILL CLOSE

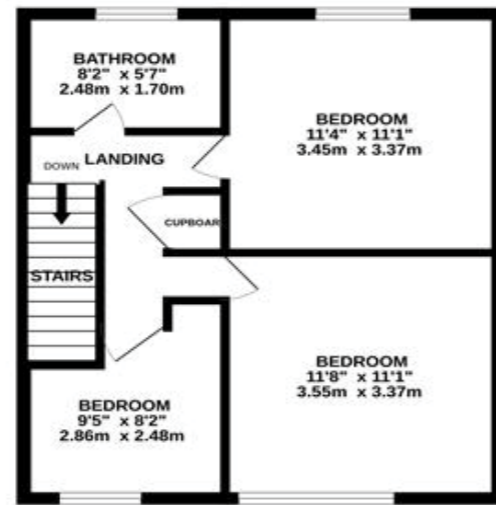
Offerton

£220,000

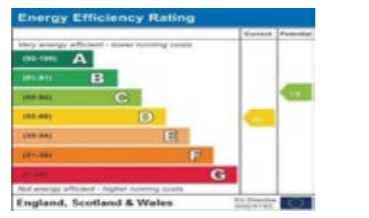
GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.
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

Marple Bridge
10, Town Street, Marple Bridge SK6 5DS
0161 427 2488 marple@gascoignealman.co.uk

gascoignealman.co.uk



A well-proportioned THREE-bedroom end of terraced home situated on Tanhill Close in Offerton ideal for first time buyers or investors. The property is a well loved family home and has been in the same ownership since new.

GASCOIGNE HALMAN

- END TERRACE PROPERTY IN CONVENIENT LOCATION
- PRACTICAL FAMILY ACCOMMODATION
- LOUNGE OPEN TO DINING ROOM
- CONSERVATORY

- KITCHEN, DOWNSTAIRS WC
- 3 BEDROOMS, BATHROOM
- LOW MAINTENANCE GARDENS

£220,000

44 TANHILL CLOSE

Offerton



DESCRIPTION

This modern end terrace property is situated in a quiet yet convenient location within easy reach of many local facilities. In the same ownership since new, this pleasant home offers well planned accommodation which is bound to appeal to prospective purchasers. In brief the accommodation comprises: porch, entrance hall, lounge which opens through to a dining room, kitchen, conservatory, and downstairs WC. To the first floor there are three bedrooms and family bathroom. Externally, there is small front garden bordered by a picket style fence. To the rear there is a very pleasant patio style garden with rear pedestrian gate.

LOCATION

Offerton caters for most day to day requirements whilst nearby Marple and Hazel Grove offer a wide range of shops, restaurants, educational and recreational facilities. The many attractions of Stockport are also within easy reach. For the commuter both Marple and Hazel Grove stations offer services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE : SK2 5LE

TENURE

Leasehold for a term of 999 years from 6th November 1972 subject to a peppercorn rent.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC. Council Tax band : A

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN