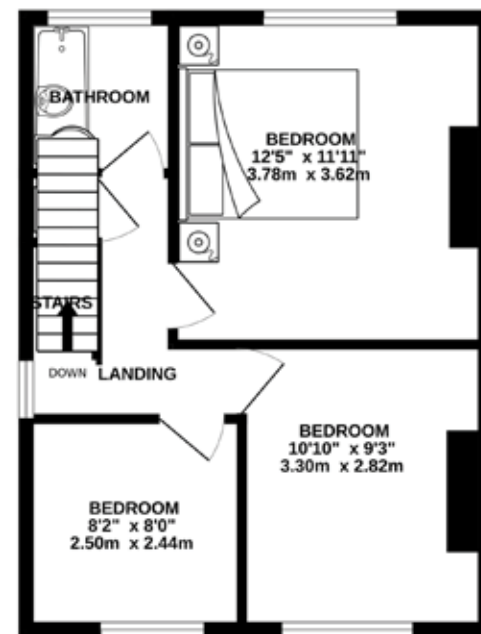


**14 HIGSON AVENUE**  
Romiley  
**£300,000**

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan 02025



**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@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A very well maintained and presented three bedroom semi detached property benefitting from a highly convenient position, large driveway and good sized lawned garden, together with spacious extended accommodation. Worthy of particular mention is the fantastic open plan living, kitchen dining area. Must be viewed!



- THREE GOOD SIZED BEDROOMS
- FANTASTIC OPEN PLAN LIVING , KITCHEN DINING AREA
- GOOD SIZED LAWNED REAR GARDEN AND LARGE DRIVEWAY TO THE FRONT

- CLOSE TO GOOD SHOPS AMENITIES AND TRANSPORT LINKS
- VERY WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN AND STYLISH BATHROOM
- LOG BURNING STOVE

**£300,000**

**14 HIGSON AVENUE**

Romiley



#### DESCRIPTION

A fabulous opportunity to purchase a fantastic three-bedroom semi detached home which is presented to a high standard throughout. In brief the property comprises a hallway, lounge, Kitchen Diner, First Floor Landing, Three Bedrooms, a Family Bathroom, and an enclosed Rear garden. As you would expect the property benefits from Double Glazing and Gas Central Heating (Take a look at the quality, feature radiators) as you look around. To the front of the property is a large driveway with space for multiple vehicles. The rear garden includes a paved patio area and lawn area, with timber fencing to the boundaries.

#### LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities including a swimming pool and Romiley Forum Theatre. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at the Bredbury and Stockport junctions.

#### DIRECTIONS

POSTCODE : SK6 3DB

#### TENURE

Freehold. To be confirmed by Solicitors.

#### 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 : B

#### VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignehalman.co.uk

**GASCOIGNE HALMAN**