



16 Keswick Avenue
Gatley SK8 4LF
Offers Over £300,000





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Offered for sale with NO ONWARD CHAIN, this semi-detached bungalow is centrally-positioned on the ever-popular 'Lakes Estate' in Gatley.

The property has recently benefited from a new roof covering. It has gas fired central heating and PVCU double glazing.

The accommodation comprises, entrance porch, entrance hallway, a spacious open-plan living/dining room and a fitted kitchen. There are two bedrooms and a bathroom which is fitted with a white suite, with shower above the bath.

To the rear there is a brick-built garage reached by a driveway which provides off road parking space. Gardens to the front and rear feature lawns, decorative borders and an assortment of established trees.

The bungalow is situated approximately one mile from the amenities of Gatley village centre and Rail Station. The area has good access to the motorway network.

The property offers significant potential, with options for reconfiguration and possible extension (STP) if desired. An internal inspection is advised.

Tenure: Freehold
Council Tax: SMBC C

- Gas Central Heating
- PVCU Double Glazing
- Driveway & Garage
- Recent New Roof Covering
- Two Bedrooms
- Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Living/Dining Room
19'1" x 11'4" red to 9'4"

Kitchen
9'7" x 8'9"

Inner Hallway

Bedroom One
9'7" x 12'5"

Bedroom Two
9'7" max x 8'7"

Bathroom
5'11" x 5'6"

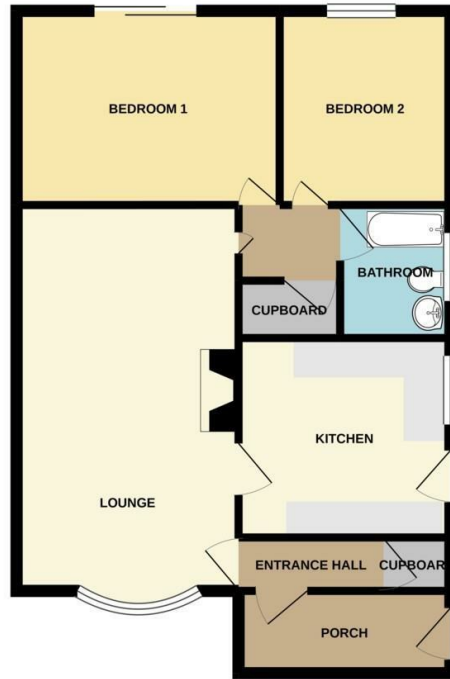
Externally

Garden to the front.

Driveway alongside the property, leading to a detached garage.

Enclosed garden to the rear.





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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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (A)	(92 plus)
Environmentally friendly (B)	(81-91)
Reasonably good (C)	(69-80)
Below average (D)	(55-68)
Average (E)	(39-54)
Below average (F)	(21-38)
Very poor (G)	(1-20)
Not environmentally friendly - higher CO2 emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A)	(92 plus)
Energy efficient (B)	(81-91)
Reasonably good (C)	(69-80)
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Very poor (G)	(1-20)
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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

