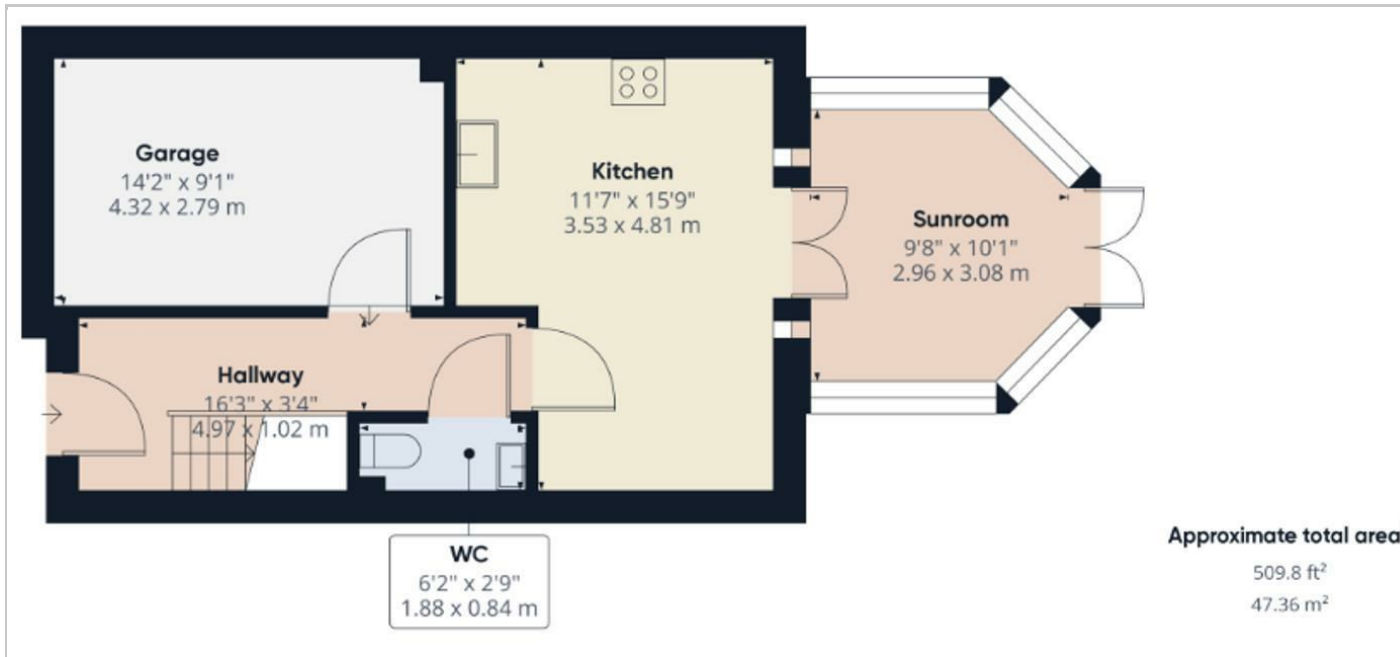


**TO LET**

**56 Cromwell Avenue, Dane Bank, Stockport, SK5 6GB**

**£365,000**

- Fabulous Town House over Three Floors
- Summer Room
- Master benefits from Ensuite Shower Room
- Converted Garage/ Utility Space
- Low Maintenance and Private Patioed Rear Garden
- Modern Family Kitchen
- Four Generous Bedrooms
- Modern Family Bathroom with Shower Room
- Off-Road Parking via Driveway
- Situated within minutes of Manchester City Centre



## Directions

Pepper House 1 Pepper Road, Hazel Grove, Stockport, Greater Manchester, SK7 5DP  
 Tel: 01615115339 Email: [enquiries@property-one.co.uk](mailto:enquiries@property-one.co.uk) <https://www.property-one.co.uk>

## THE PROPERTY

We are delighted to welcome to the market this Well Presented FOUR BEDROOMED Townhouse situated in Dane Bank, on the border of Gorton and Reddish and within Close Proximity to Manchester City Centre.

The accommodation comprises: Entrance into a Well Presented Hallway, with a Modern Kitchen Diner situated to the rear, and a Summer Room/ Conservatory beyond. To the front is a converted Garage providing Valuable Utility Space for a family home, with an WC under the stairs. The Stairs lead to the First Floor Landing, where you'll find a Generous Reception Room, a Double Bedroom and the Family Bathroom, with a low-level suite and shower above the bath. To the Second Floor, you find Three Further Bedrooms, with the master benefitting from an Ensuite Shower Room.

Externally, there is Off-Road Parking via a Shared Driveway to the Front, with a Low-Maintenance and Private Patioed Rear Garden. EPC Grade- C. Leasehold property with 978 years remaining, with an annual Ground Rent of £100.00. Council Tax Band- D. Viewing is essential to appreciate the size and location of this property.

Call us on 0161 511 5339 to book in your viewing appointment.

## SITUATION