



11 Sandleigh Avenue, Stockport, SK5 8AJ
£210,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this well presented semi detached house located within an established residential location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with integrated appliances plus a modern bathroom. A particular item of note is the contemporary lounge with an integrated electric fireplace complimented by the media wall surround. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge and kitchen. There are 2 well proportioned bedrooms plus a family bathroom accessed off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front plus a detached garage to the rear.

Tenure - Leasehold - 909 years Remaining

Ground Rent - £8 per year

Council Tax - Band A

The property comprises.

Ground Floor

Entrance Hall

Fitted flooring included.

Lounge 13'8" x 11'8" (4.18m x 3.56m)

Featuring an integrated electric fireplace with media wall surround. Fitted flooring included.

Kitchen 15'0" x 5'8" (4.59m x 1.74m)

Featuring a comprehensive range of modern wall and base units with complimenting laminate worktops plus tiling. Integrated oven, hob and hood. Fitted flooring included.

First Floor

Landing

Fitted flooring included.

Bedroom 1 15'1" x 10'10" (4.61m x 3.32m)

Fitted flooring included.

Bedroom 2 8'9" x 8'7" (2.69m x 2.64m)

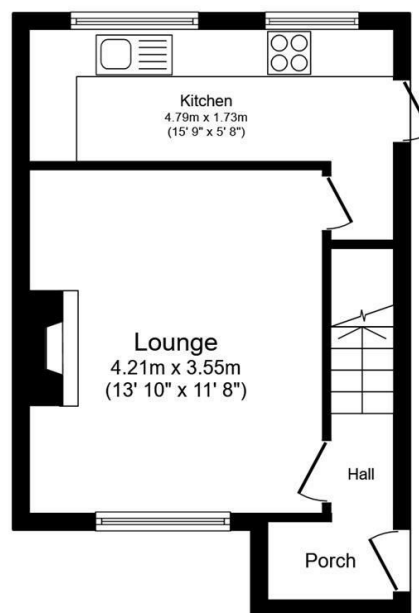
Fitted flooring included.

Bathroom 5'8" x 5'5" (1.75m x 1.67m)

Featuring modern white sanitary ware, shower, vanity basin, ladder radiator and underfloor heating. Fitted flooring included.

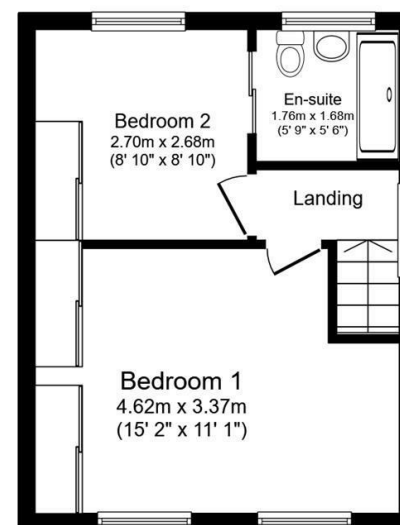
External

There is off road parking to the front plus a detached garage to the rear.



Ground Floor

Floor area 30.2 sq.m. (325 sq.ft.)



First Floor

Floor area 28.4 sq.m. (306 sq.ft.)

Total floor area: 58.6 sq.m. (631 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io