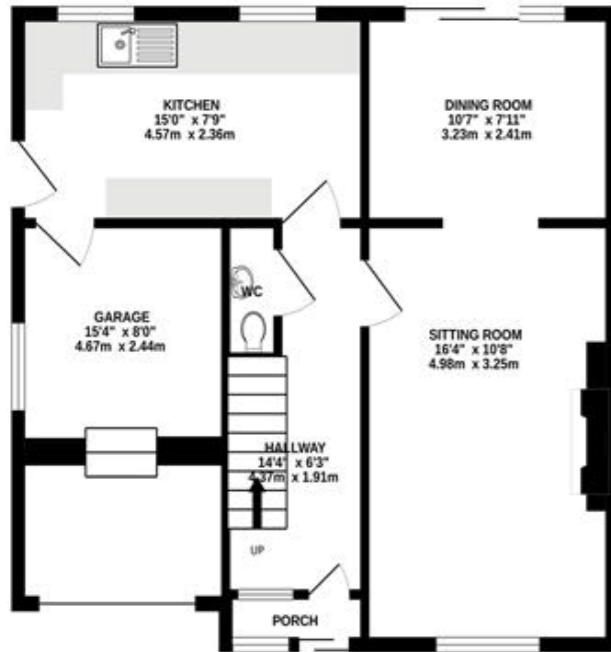


10 ORFORD AVENUE

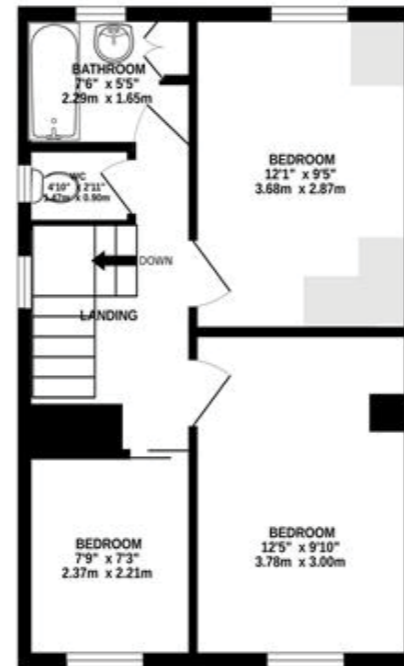
Disley

£325,000

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024



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

Whaley Bridge

15, Market Street, WHALEY BRIDGE SK23 7AA

01663 719500 whaley@gascoignehalman.co.uk

gascoignehalman.co.uk



A SEMI DETACHED HOME with distant views requiring modernisation and it has the possibility of EXTENDING. The property is situated in a QUIET CUL DE SAC location within a popular development close to the village of DISLEY with good amenities and RAIL LINKS. The accommodation provides bright spacious living and kitchen spaces and THREE BEDROOMS with further potential. Externally the property has a DRIVEWAY and GARAGE and a BEAUTIFUL good sized mature GARDEN to the rear.

GASCOIGNE HALMAN

- SEMI DETACHED HOME REQUIRING MODERNISATION
- POTENTIAL TO EXTEND THE EXISTING ACCOMMODATION (SUBJECT TO RELEVANT APPROVALS)
- SITTING ROOM WHICH IS OPEN PLAN TO A DINING ROOM AREA AND FITTED KITCHEN

- THREE GENEROUS BEDROOMS AND A BATHROOM
- RECEPTION HALLWAY WITH CLOAKS/WC
- LOVELY GOOD SIZED GARDENS, DRIVEWAY AND A GARAGE
- LOCATED WITHIN A POPULAR FAMILY DEVELOPMENT
- GOOD AMENITIES, SCHOOL AND RAIL LINKS CLOSE BY

£325,000

10 ORFORD AVENUE

Disley



DESCRIPTION

This traditional semi detached home offers great potential for a buyer to modernise and extend (subject to relevant permissions) and create their own style and decoration as the property does require upgrading although it has been lovingly looked after by the owner including a new roof in 2021. Located within a quiet cul de sac and part of a popular and well regarded development above the village of Disley. The accommodation provides a reception hallway with cloaks/wc, spacious sitting room which is open to a dining room and a fitted kitchen with access to the garden. The first floor landing leads to three generous bedrooms and a bathroom.

Externally the front of the property has driveway parking which leads to a garage (currently adapted for workshop/storage) plus there is a lawn garden. The rear of the property offers a surprisingly good sized enclosed garden which is mainly lawn with mature flowering/shrub borders and patio/seating areas. There are rooftop distant views towards Kinder Scout. The property is located above the village which has excellent day to day shops, cafes, restaurants, bars, school and frequent rail links into Manchester and beyond.

LOCATION

Set amid the rolling hills of the beautiful village of Disley which is close to the stunning area of the Peak District. Disley village has a good selection of shops, public houses, cafes, restaurants, countryside walks including Lyme Park and a primary school. There are good commuter links from the rail station and bus links to Manchester and the surrounding towns.

DIRECTIONS
SAT NAV: SK12 2BH

TENURE

FREEHOLD - This is for guidance purposes only and has been provided by the seller

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Borough Council - BAND C

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN