



Hayfield Avenue, Bredbury. SK6 1EG

A rare opportunity to purchase an affordable and well presented true bungalow set at the head of a sought-after cul-de-sac. The property is sold as a 70% shared equity home for the over 55 year olds only. A small amount of updating is required but overall the property is well presented and sits in a lovely location. The accommodation includes an entrance hall, living room, dining room/bedroom two, a fitted kitchen, conservatory, master bedroom and modern shower room. Outside there is a driveway and garden to the front and an attractive rear garden. A rent/service charge of 95.93 pcm is payable on the remaining 30% share but this includes building insurance, gardening and most of the external maintenance costs. Tenure Leasehold. Council Tax Band b. EPC Rated TBC

Asking Price £161,000



LIVING ROOM

13' 7" x 11' 2" (4.14m x 3.40m)



BEDROOM TWO

14' 4" x 7' 5" (4.37m x 2.26m)



OUTSIDE



FITTED KITCHEN

13' 7" x 11' 2" (4.14m x 3.40m)



BATHROOM

6' 1" x 5' 4" (1.85m x 1.62m)



VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136

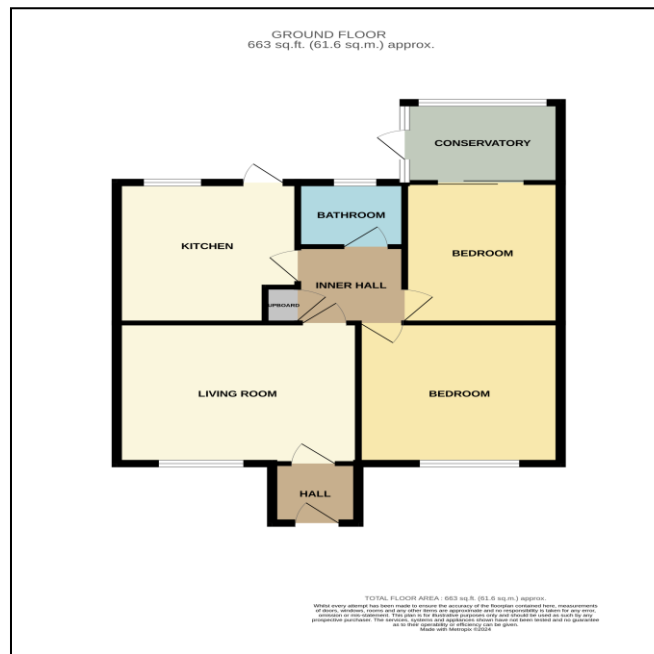
CONSERVATORY

7' 7" x 7' 0" (2.31m x 2.13m)



BEDROOM ONE

13' 7" x 11' 1" (4.14m x 3.38m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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