



Lapwing Lane, Brinnington, SK5 8JY

LOOKING FOR A RENOVATION PROJECT? Look no further! This well-proportioned property is in need complete renovation, but once complete, it will form a comfortable family home that will be sure to appeal to young families or buy-to-let investors. The accommodation currently provides an entrance hall, lounge, 20ft dining kitchen, three good sized bedrooms, a bathroom and separate w.c. The front garden adjoins a driveway providing off-road parking and although the rear garden is currently overgrown; it is a reasonable size allowing space for future extending of the accommodation (subject to consent). Tenure: Freehold. Council Tax: A. EPC rating: tbc

Offers in the region of £140,000



ENTRANCE HALL

8' 0" x 6' 1" (2.44m x 1.85m)

LOUNGE

13' 2" x 11' 8" (4.01m x 3.55m)

DINING KITCHEN

19' 10" x 8' 9" (6.04m x 2.66m)



FIRST FLOOR LANDING

BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m)



BEDROOM TWO

9' 10" x 9' 1" plus door recess (2.99m x 2.77m)



BEDROOM THREE

9' 2" x 7' 5" (2.79m x 2.26m)



BATHROOM

5' 6" x 5' 0" (1.68m x 1.52m)



W.C.

5' 6" x 2' 9" (1.68m x 0.84m)

OUTSIDE



VIEWING ARRANGEMENTS

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



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