



5 GRANGE AVENUE, SK4 5HF
£300,000



DESCRIPTION

A HIGHLY ATTRACTIVE AND BEAUTIFULLY PROPORTIONED EXTENDING TO NEARLY 1500-SQFT AND FORMING PART OF A SUPERB LOCATION CLOSE TO HEATON CHAPEL TRAIN STATION AND THE MANY AMENITIES OF BOTH HEATON CHAPEL AND HEATON MOOR!

This ideal family home is in need of modernisation but the huge amount of development potential is clear to see with beautifully proportioned rooms and and period features throughout. Further benefits include cellars ideal for storage and gardens to both the front and rear of the property.

In brief the accommodation comprise: Entrance hallway, lounge, dining room and a kitchen all to the ground floor. To the first floor there are three bedrooms and a shower room. To the second floor there is a further spacious double bedroom. Externally to the rear there is a paved garden enclosed by a combination of brick wall and fencing. To the front there are further walled gardens.

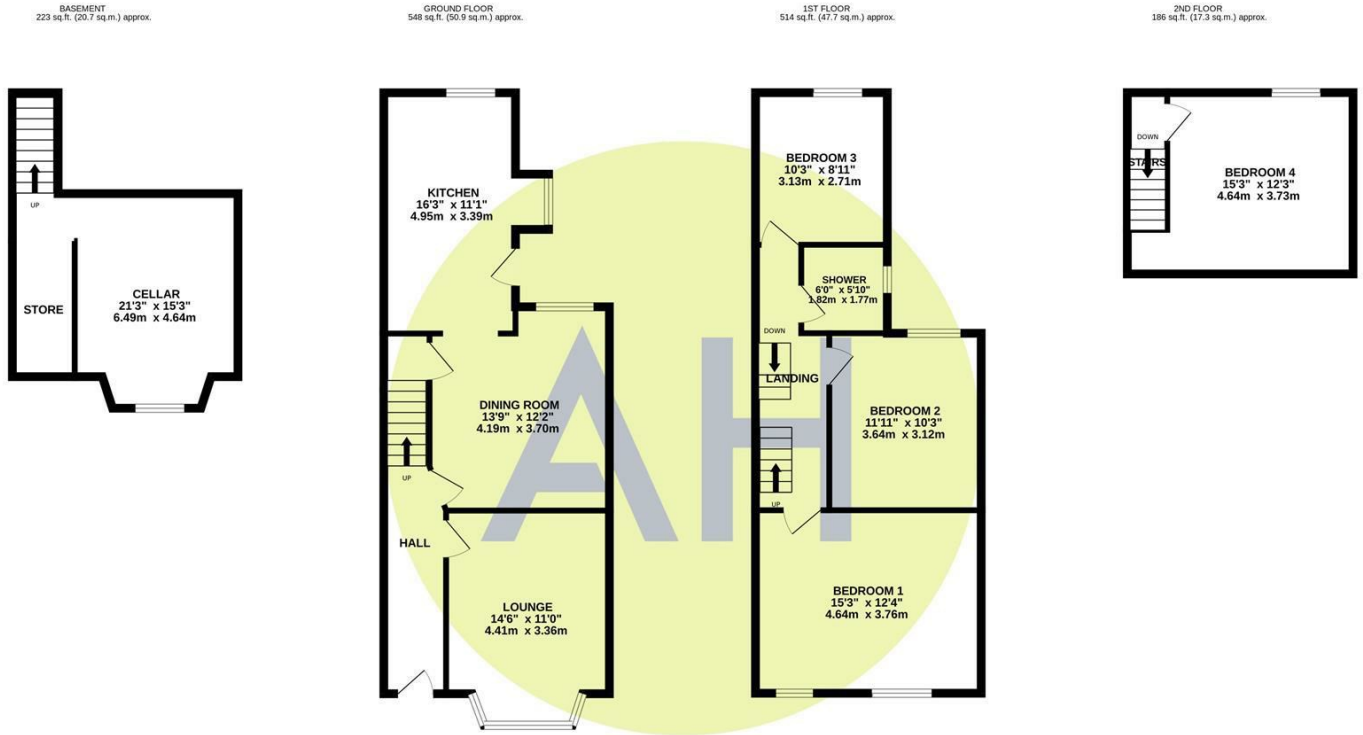
NO ONWARD CHAIN. Freehold.

KEY FEATURES

- Four bedroom period semi-detached
- Highly sought after location
- Cellars providing ample storage
- Nearly 1500-SqFt of accommodaton
- Potential to create a stunning family home
- Close to Heaton Chapel Train Station
- Period features throughout
- No onward chain







TOTAL FLOOR AREA: 1471 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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