



**GASCOIGNE
HALMAN**

Lawnhurst Close, Cheadle Hulme, Cheadle
Asking Price £340,000

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented Jones built three bedroom semi detached home enjoying a great location close to the A34. Hall with a cloakroom/wc, open plan lounge/dining room, kitchen, three bedrooms and a family bathroom. Gardens and a driveway.

Property details

- PERFECT HOME FOR FIRST TIME BUYERS
- 3 BED FAMILY HOME
- CLOSE TO LOCAL OUTSTANDING SCHOOLS
- EASY ACCESS TO M60
- ALLOCATED PARKING



About this property

A three-bedroom semi-detached property situated in an ideal location close to local amenities and Outstanding Schools. Boasting a spacious lounge/dining room, kitchen and downstairs WC. To the first floor there are two well-proportioned double bedrooms, a further single bedroom and a family bathroom. There is an enclosed rear lawned garden with off road parking to the front aspect.





DIRECTIONS

SK8 6RH

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

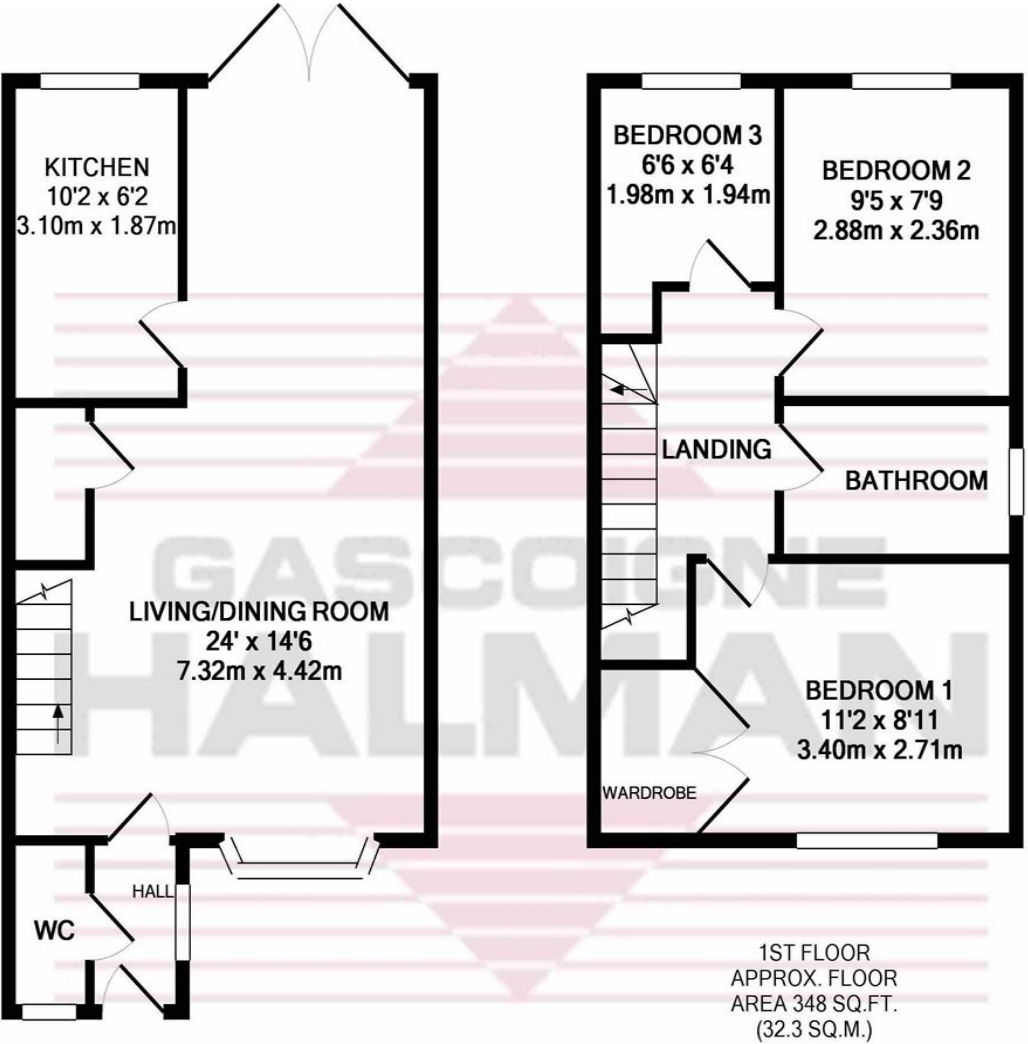
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



GROUND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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