



Hayfield Avenue, Bredbury. SK6 1EG

A rare opportunity to purchase an affordable and well presented true bungalow set in a quiet sought-after cul-de-sac. The property is sold as 70% shared ownership 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, detached garage and garden to the front along with attractive rear gardens. A rent/service charge of 108.75 p.c.m. is payable on the remaining 30% share but this includes building insurance, ground rent, gardening and most of the external maintenance costs. Tenure Leasehold. Council Tax Band B. Energy Rating: TBC.

Asking Price £169,000



LIVING ROOM

17' 2" x 9' 9" (5.23m x 2.97m)



SHOWER ROOM

7' 10" x 4' 9" (2.39m x 1.45m)



FITTED KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m)



OUTSIDE



VIEWING ARRANGEMENTS

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

BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m)



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BEDROOM TWO

8' 9" x 8' 0" (2.66m x 2.44m)



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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