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THE AREAS LEADING ESTATE AGENCY

Marple Bridge

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gascoignehalman.co.uk



A well presented THREE bedroom family home enjoying a pleasant, cul-de-sac position with a large rear garden. Well maintained accommodation throughout ideal for a variety of buyers.

**GASCOIGNE HALMAN**

- THREE GOOD SIZED BEDROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- GOOD SIZED REAR GARDEN, IDEAL FOR ENTERTAINING

- GARDEN ROOM CURRENTLY USED AS A GYM
- GOOD SIZED LIVING ROOM WITH FEATURE FIREPLACE
- QUIET CUL-DE-SAC

£ 269,995

18 PARKSIDE CLOSE

High Lane



#### DESCRIPTION

A fantastic opportunity to acquire this excellent home which boasts an unusually large lawned rear garden and is situated in a well-regarded location. The accommodation is presented to a good standard throughout and offers accommodation which is ready to move into. In brief comprising, entrance hall, spacious living room, modern dining kitchen. On the first floor there are three good sized bedrooms and the family bathroom. Externally, there is a good sized, private lawned garden.

#### LOCATION

High Lane caters for most day to day requirements whilst nearby Hazel Grove offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Hazel Grove stations offer services to Manchester city centre, the A555 to Manchester Airport can be easily accessed, and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

#### DIRECTIONS

SAT NAV SK68AD

#### TENURE

Leasehold for a term of 999 years from 14th July 1980, subject to a peppercorn rent. (To be confirmed by Solicitors).

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Stockport MBC. Council Tax Band : B

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K