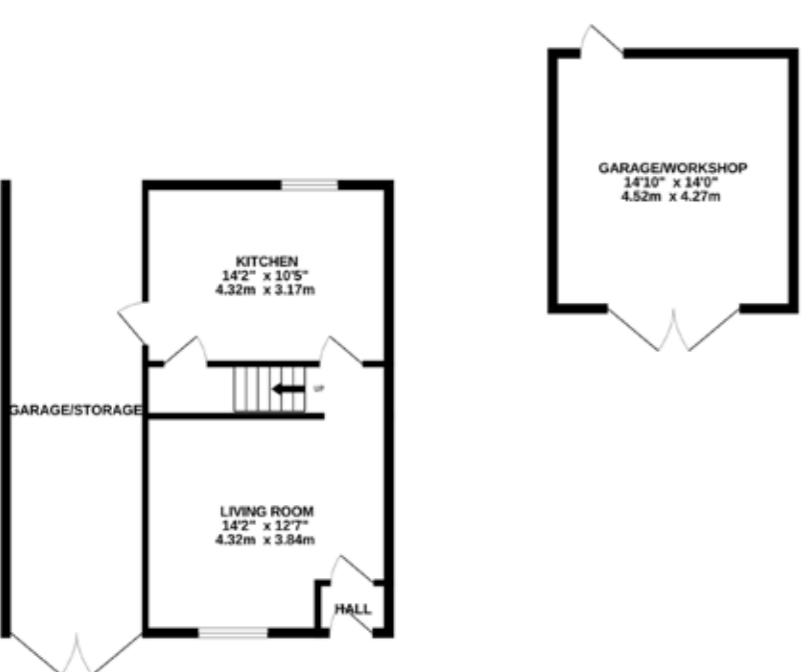
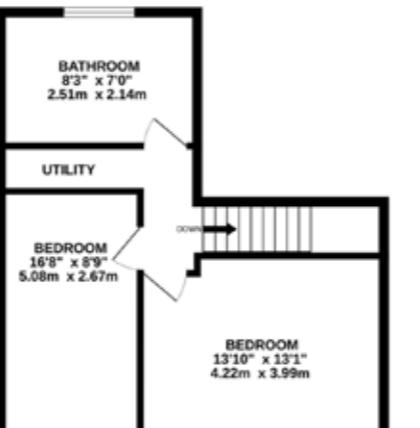


GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.

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.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge

10, Town Street, MARPLE BRIDGE SK6 5DS

0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk

A unique opportunity to purchase a
fantastic, TWO DOUBLE bedroom home
with an extremely LARGE GARDEN,
detached garage and second garage /store.

The accommodation internally is spacious
and immaculately presented throughout and
offers a unique chance to acquire a property
with a large garden. There is also a handy
garden room/home office.

MUST BE VIEWED!



GASCOIGNE HALMAN

- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN
- GARAGE/WORKSHOP

- HOME OFFICE/GARDEN ROOM
- WELL PRESENTED THROUGHOUT
- GOOD QUALITY KITCHEN AND BATHROOM

£ 260,000

106 GEORGE LANE

Bredbury, Stockport



DESCRIPTION

Occasionally a property will come to the market that has that added X factor or is something different. A look at the front of this property will probably convince you that it is a normal terraced house. What you wont expect is a good sized stone built garage and an additional rear garden of approximately 1/3rd of an acre with a recently constructed garden room. In brief the living accommodation comprises, entrance porch, living room with log burning stove, good sized fitted kitchen with door leading to the side. On the first floor there are two spacious bedrooms and magnificent bathroom complete with bath and separate shower.

Externally as already previously mentioned there is access via a shared access driveway to the rear where you will find a patio area, a good sized stone built detached garage which is ideal for off road parking or as a workshop. To the rear of the garage there is access to an additional garden area that measures approximately 1/3rd of an acre. Within the garden there is some pleasant features including a raised decking area, a modern home office and the current owners decided to keep an old Anderson Shelter which was found when they uncovered the garden.

The property is ideally placed for access to all local amenities including schools, shops and public transport whilst for the commuter there is easy access to Stockport Town Centre and the M60 motorway.

LOCATION

Bredbury caters for most day to day requirements and is conveniently located within easy reach of the many facilities of central Stockport. For the commuter Bredbury station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at the Bredbury junction.

DIRECTIONS

POSTCODE : SK6 1DH

TENURE

Freehold subject to a rent charge of £0.40 per annum. 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

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