

15 Alison Court

Clifton Road, Heaton Moor

A great opportunity for first time buyers to get onto the property ladder. A well presented second floor studio apartment in an ideal location, just minutes from the local amenities and Heaton Chapel train station. re-fitted kitchen and bathroom. Resident only parking. Communal Garden.

£ 8 9 , 9 5 0

107 HEATON MOOR ROAD, HEATON MOOR SK4 4HY

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A light and spacious studio apartment situated on a highly desirable road in the heart of Heaton Moor, just minutes from local amenities and transport links.

Located on the second floor, No. 15 Alison Court is a well presented apartment enjoying a sunny aspect with a layout comprising; Entrance hall with built in wardrobes, a bright and spacious main living space with lounge area and recess for a double bed. There is a modern re-fitted kitchen and bathroom. The property benefits from Upvc double glazing and is warmed by gas central heating. An added benefit is that all of the heating and hot water is included within the service charge.

Externally, the development is set within landscaped lawn gardens with resident parking.

LOCATION

Heaton Moor is well located with excellent commuter links to both Manchester City Centre, along the A34 (Kingsway), and Stockport Town Centre and the M60 via Didsbury Road. The centre of Heaton Moor caters for everyday requirements, however the larger centres of Didsbury and Stockport are easily accessible. Both primary and secondary schools in the area are good and always sought after. Stockport Railway Station provides Intercity rail links whereby regular trains to both Manchester and further afield can be caught.

DIRECTIONS

From the Gascoigne Halman office in Heaton Moor, proceed along Heaton Moor Road in the direction of Heaton Chapel. Take the second left on to Clifton Road and the property can be found on the right hand side. For sat-nav users: postcode - SK4 4DD

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

SECOND FLOOR

ENTRANCE HALL

Front door, storage/cloak cupboard, access to the bathroom.

STORAGE CUPBOARD 4'2 (1.27M) X 5' (1.52M)

Good storage space with shelving.

LOUNGE/BEDROOM AREA 20'9 (6.32M) X 11'7 (3.53M)
REDUCING TO 6FT 8INS

UPVC window to the front elevation, central heating radiator, television point and telephone point.

KITCHEN 8'11 (2.72M) X 5'0 (1.52M)

Range of fitted wall and base units, space for cooker, stainless steel extractor over, space and plumbing for washing machine and space for fridge freezer. Granite effect roll top work surface over with an inset stainless steel sink with right hand drain, tiled splash back, UPVC window to the front elevation.

BATHROOM

Modern three piece suite comprising of panel bath with shower over, low level WC, pedestal wash hand basin with chrome central mixer tap, part tiled walls and an extractor fan.

OUTSIDE

There are well kept communal grounds with resident only parking and a lawn garden with planted flower beds to the rear.

TENURE

Leasehold

SERVICE CHARGE

£110 a month including hot water and central heating.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

POSTCODE

SK4 4DD

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.



MORTGAGE INFORMATION

Gascoigne Halman Private Finance Ltd offers independent mortgage advice, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

DISCLAIMER

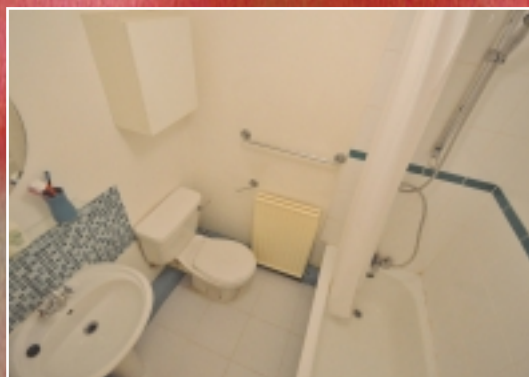
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Advisor Mark Shaw on 01625 468088. Authorised and Regulated by the Financial Conduct Authority.

SURVEYS

Gascoigne Halman offer a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. We can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this house or on any other property you might be considering, please call the Survey Department on 01565 751328 to discuss your requirements.

RESIDENTIAL LETTINGS AND MANAGEMENT

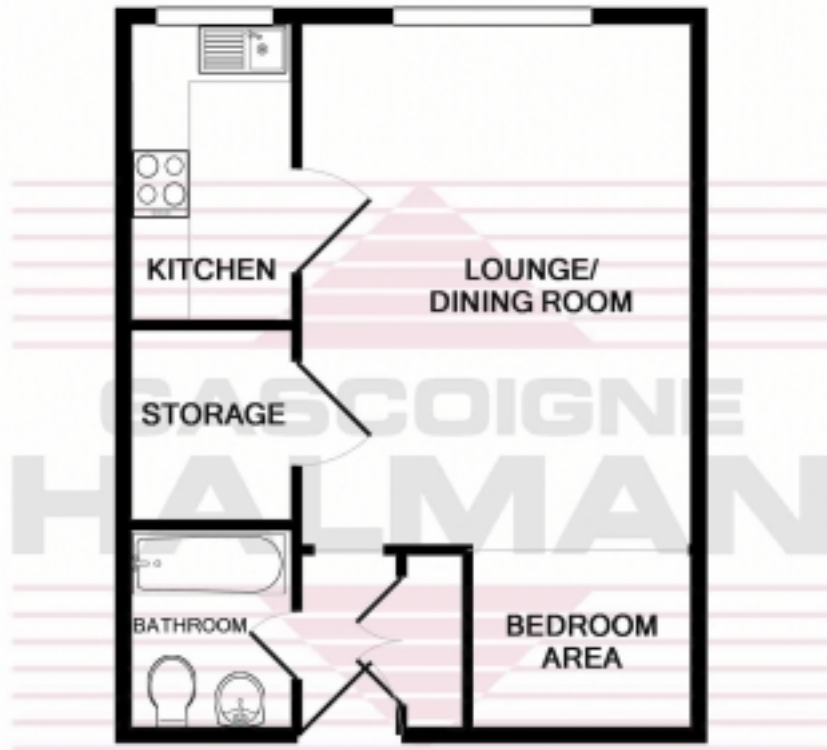
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignehalman.co.uk



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

FLOOR PLANS

Not to Scale. For Illustration purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

www.gascoignehalman.co.uk

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