



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Dorac Avenue, Heald Green, Stockport  
**Asking Price £315,000.00**



Beautifully presented 2-bed home with useful loft space, open -plan living/dining area, conservatory, extended kitchen, and modern bathroom. Features a large garden, carport, and a block paved driveway for 3 cars. Long lease (933 years), low ground rent (£7pa), and fantastic location close to schools, shops, and transport. A must-see!

## Property details

- Extended 2-bedroom home with additional loft space for flexible use
- Spacious open-plan living/dining area with gas fire and access to conservatory
- Modern conservatory opening to a landscaped rear garden
- Stylish, fully fitted kitchen with integrated appliances and breakfast bar
- Two generous double bedrooms and a recently renovated family bathroom
- Versatile loft space with skylight and built-in storage.
- Large driveway for up to 3 cars plus a covered carport

Long 933-year lease with just £7 annual ground rent



## About this property

This beautifully extended two-bedroom home with a versatile loft space is perfectly positioned on the popular Dorac Avenue in Heald Green. Offering spacious living throughout, it features an open-plan lounge and dining area with a gas fire, a bright conservatory with garden access, and a stylish, fully fitted kitchen with wood worktops, integrated appliances, and a breakfast bar.

Upstairs, there are two generous double bedrooms and a recently renovated, fully tiled bathroom with modern fittings. The loft space is accessed by a staircase and features a roof skylight.

Outside, the large west facing rear garden is low maintenance, with a paved patio, artificial lawn, shed, and outdoor tap. The front offers a carport and driveway with space for three vehicles.

Located close to local amenities, schools, and transport links, this fantastic home is a must-see for anyone looking to move into the area.









## DIRECTIONS

SK8 3NZ

## COUNCIL TAX BAND

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## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

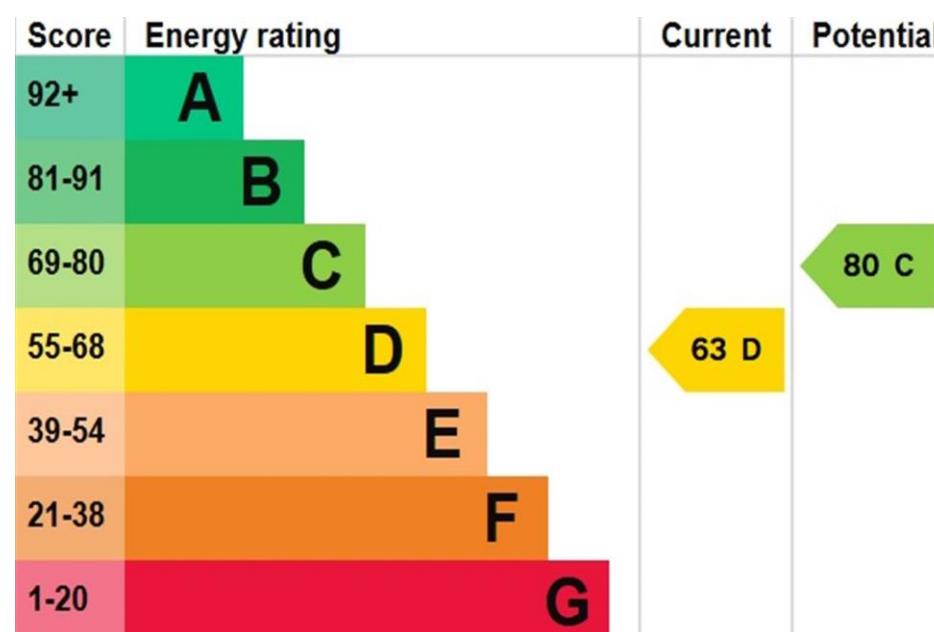
## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## 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 the premises

## 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

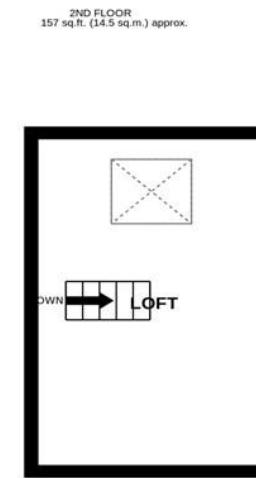
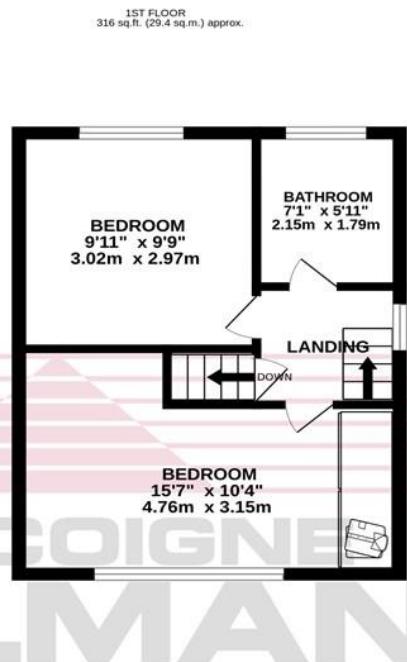
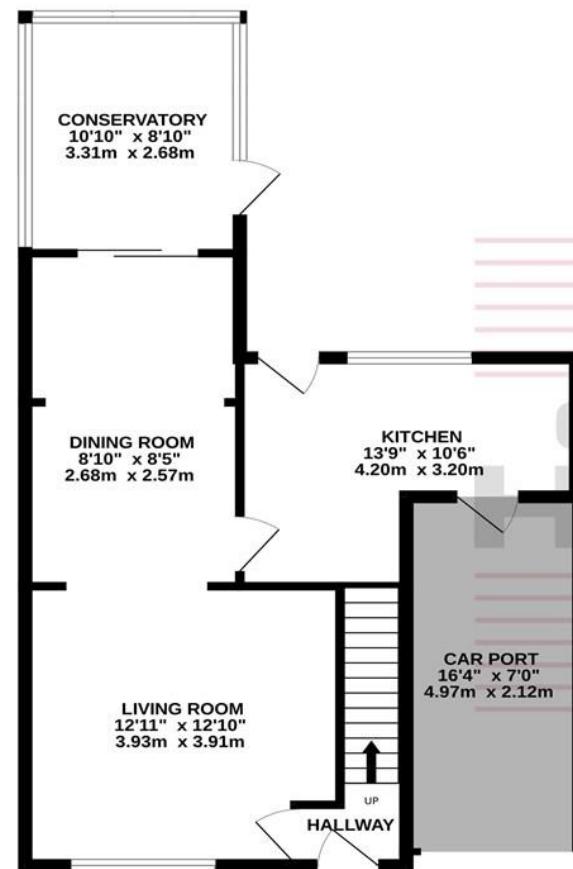
## SOURCES OF FLOODING

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.



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TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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