



**GASCOIGNE
HALMAN**

Hexworth Walk, Bramhall
£150,000.00

THE AREA'S LEADING ESTATE AGENCY



This first floor apartment has recently undergone a scheme of full refurbishment and now boasts a brand new contemporary kitchen with various integrated appliances. The property also reveals new floor coverings throughout with stylish carpets and laminate flooring to the kitchen and family bathroom. The property occupies a delightful setting with private frontage and easy access to Fred Perry Way allowing for enjoyable walks. Fred Perry Way will provide access to Woodsmoor train station which will prove convenient for anyone looking to commute to work. NO ONWARD CHAIN

Property details

- Refurbished First Floor Apartment With New Kitchen, New Carpets & Fresh Clean & Crisp Decor
- Single Garage & Parking Available To The Rear
- Positioned Along The Towpath Of Fred Perry Way Leading Into New House Farm Woods & Happy Valley
- Ideal For First Time Buyers. Investors Or Anyone Looking To Downsize
- Quiet & Convenient Cul-De-Sac Location With An Established Mature Woodland Front Elevation
- No Onward Chain



About this property

This superb one double bedroom apartment sits in a quiet and convenient cul-de-sac. The property offers wonderful setting with an established mature outlook to the front. Internally there is a hallway which leads to a large open plan kitchen diner. which in turn leads to a newly fitted modern kitchen with provides ample storage and worktop space for preparing meals. There is an integrated fridge freezer and a four ring induction hob and oven along with space for various other day to day appliances. A contemporary bathroom includes a three piece suite whilst a double bedroom incorporates some fitted wardrobes proving additional storage. The property includes gas central heating which has been regularly serviced which will further reassure buyers that the property has been immaculately maintained. There is parking available to the rear along with a single garage. The property is excellently located with easy access to transport links. No Onward Chain





DIRECTIONS

SK7 3DF

COUNCIL TAX BAND

B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

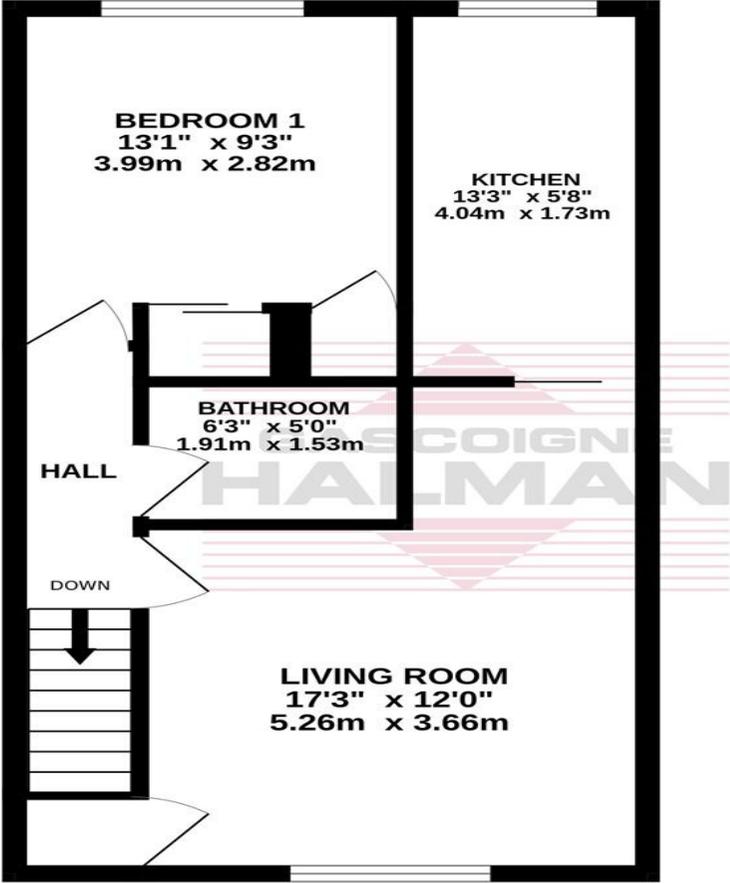
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.





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