



**GASCOIGNE  
HALMAN**

Adswood Road, Stockport  
**Asking Price £340,000**

THE AREA'S LEADING ESTATE AGENCY





Available with No Vendor Chain is this well-presented three-bedroom semi-detached home in a convenient and well-connected location. Situated close to a range of local amenities, including easy access to the M60 motorway network and Davenport Train Station, this attractive three-bedroom semi-detached property benefits from a programme of modernisation, including a roof upgrade, offering buyers peace of mind and stylish, move-in-ready accommodation.

## Property details

- No vendor chain
- Modern kitchen & bathroom
- Large garden & detached garage
- Upgraded roof
- Great location for local transport links and train stations.
- Ideal home for families or first time buyers.



## About this property

The ground floor opens with a welcoming entrance hallway. To the front sits a spacious bay fronted lounge and a separate sitting/dining room with sliding patio doors. The modern kitchen is fitted with a range of matching wall and base units, providing ample storage and workspace.

Upstairs, the property offers three well-proportioned bedrooms, two of which are generous doubles, along with a contemporary family bathroom finished to a high standard.

Further benefits include gas central heating and uPVC double glazing throughout.

Externally, the property continues to impress. A driveway to the front provides off-road parking for multiple vehicles. To the rear, a well-maintained garden features a combination of paved and lawned areas, all enclosed by timber fencing for privacy - ideal for families and outdoor entertaining. A detached garage offers excellent additional storage.

Early viewing is highly recommended to fully appreciate the space, condition, and location this fantastic home has to offer.





## DIRECTIONS

SK3 8PN

## COUNCIL TAX BAND

B

## TENURE

Freehold

## 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		82 B
69-80	C		
55-68	D	58 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

Fibre to cabinet

## 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

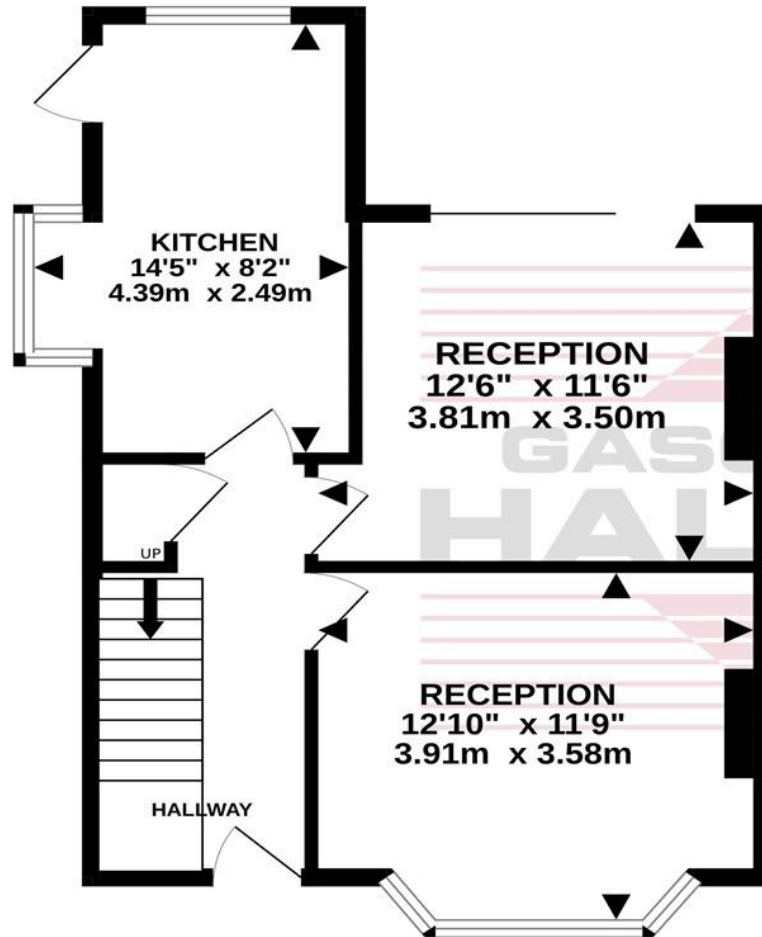
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

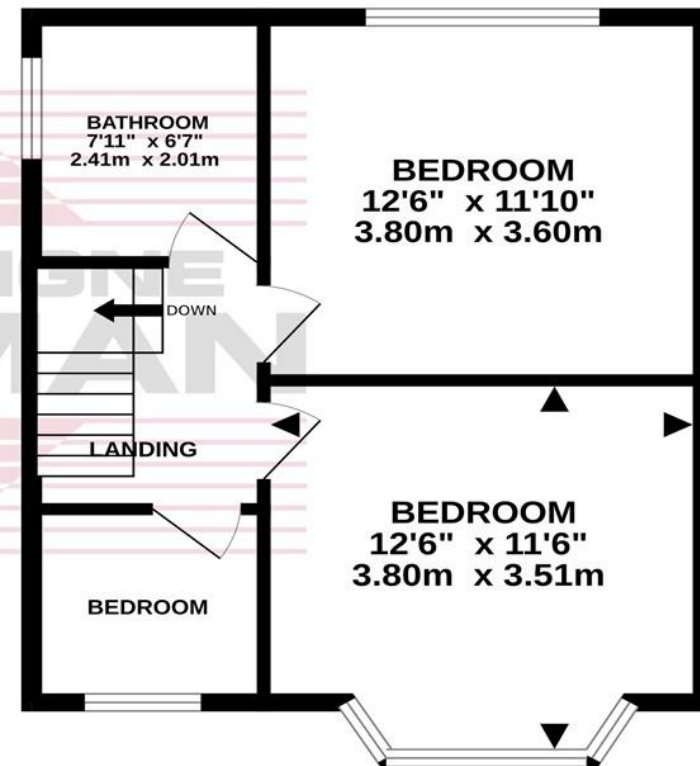
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GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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