



**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

A well presented THREE bedroom family home enjoying a pleasant, cul-de-sac position with a large rear garden. Well maintained accommodation throughout ideal for a variety of buyers.

- THREE GOOD SIZED BEDROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- GOOD SIZED REAR GARDEN, IDEAL FOR ENTERTAINING

- GARDEN ROOM CURRENTLY USED AS A GYM
- GOOD SIZED LIVING ROOM WITH FEATURE FIREPLACE
- QUIET CUL-DE-SAC

**£300,000**

**18 PARKSIDE CLOSE**

High Lane



**DESCRIPTION**

A fantastic opportunity to acquire this excellent home which boasts an unusually large lawned rear garden and is situated in a well-regarded location. The accommodation is presented to a good standard throughout and offers accommodation which is ready to move into. In brief comprising, entrance hall, spacious living room, modern dining kitchen. On the first floor there are three good sized bedrooms and the family bathroom. Externally, there is a good sized, private lawned garden.

**LOCATION**

High Lane caters for most day to day requirements whilst nearby Hazel Grove offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Hazel Grove stations offer services to Manchester city centre, the A555 to Manchester Airport can be easily accessed, and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

**DIRECTIONS**  
SAT NAV SK68AD

**TENURE**

Leasehold for a term of 999 years from 14th July 1980, subject to a peppercorn rent. (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. Council Tax Band : B

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**