



11 Hankinson Avenue
Heald Green SK8 3XR
£405,000

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£405,000

Forming part of the prestigious Foxcote Development by Bloor Homes, this 'Forbes' type semi-detached home features immaculate accommodation, arranged across three storeys.

An entrance hallway leads to a spacious living room with feature window to the front and an under stair storage cupboard. To the rear of the property is a stylish modern dining kitchen with upgraded integrated appliances, LED lighting and patio doors leading out to the garden. There is a useful utility area and a downstairs WC.

To the first floor is a well-proportioned double bedroom with fitted wardrobes. There is a further bedroom and a family bathroom fitted with a white suite, with shower over bath and extended tiling.

To the second floor is the principal bedroom which has a deep built-in wardrobe and an en-suite shower room/WC, again with extended tiling.

The house enjoys a good position on the development and it features lawned gardens. To the rear is an enclosed garden with seating area, outside tap and a storage shed. To the front is a driveway which provides off road parking space for two vehicles, with EV charger.

This property is presented in excellent condition throughout and it benefits from a variety of upgrades over the standard specification. An internal inspection is essential in order to fully appreciate this stylish modern home.

- Gas Central Heating
- PVCU Double Glazing
- High Specification
- Stylish Kitchen with Integrated Appliances
- Utility Area
- Downstairs WC
- Three Bedrooms
- Two Bathrooms
- Two Car Driveway
- Lawned Gardens

Entrance Hallway
4'5" max x 5'3" max

Living Room
14'7" max x 10'10" max

Dining Kitchen
12'3" x 10'5"

Utility Room
6'6" x 3'5"

Downstairs WC
5'4" x 3'5"

First Floor Landing
Storage Cupboard

Bedroom Two
9'2" x 14'2" max

Bedroom Three
11'1" x 7'4"

Bathroom
6'9" x 7'4"

Second Floor Landing

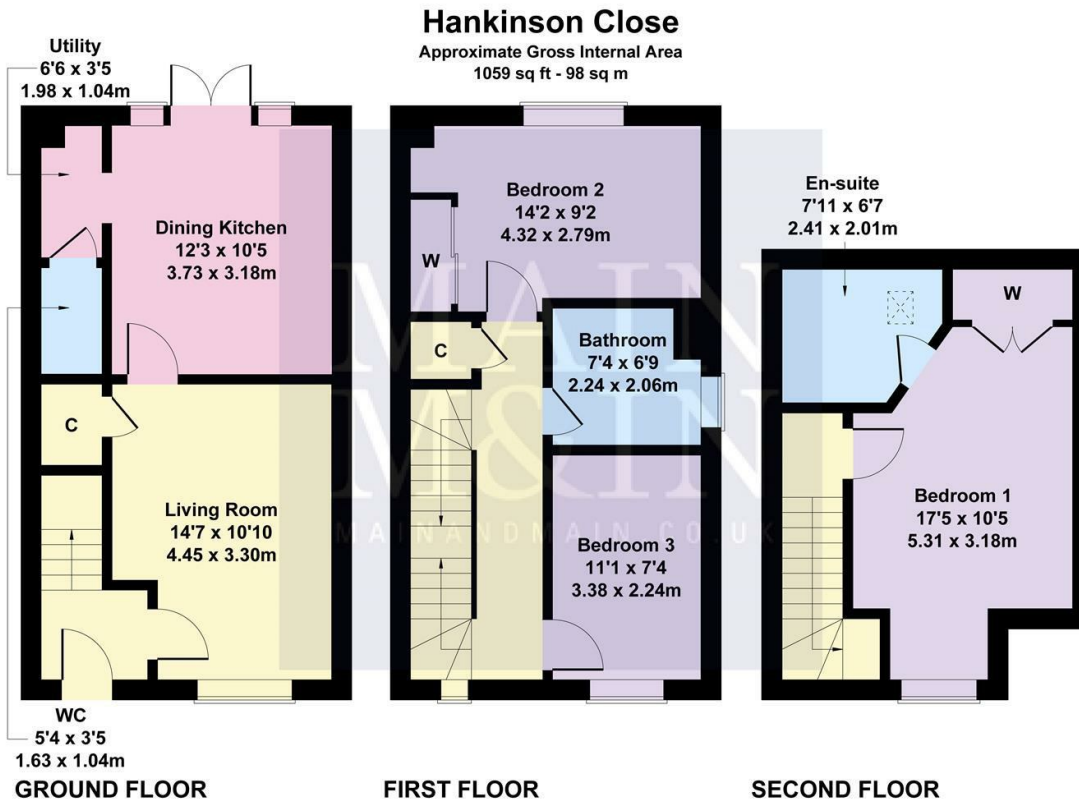
Bedroom One
17'5" red to 15'0" x 10'5" max

En-suite Shower Room/WC
6'7" x 7'11"

Externally
Garden to the front with driveway alongside, with Electric Vehicle charging point.
Enclosed rear garden with seating area, lawn, outside tap and timber shed. Gated access to the side.

ESTATE RENT CHARGE
Please note there is an Estate Rent Charge of £155 per annum.

Tenure: Freehold
Council Tax: Stockport D



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs Very energy efficient - higher running costs	Not energy efficient - higher running costs Not energy efficient - lower running costs
			EU Directive 2002/91/EC

Environmental impact (CO ₂) Rating	
Current	Potential

England & Wales
2002/9/1 EC
EU Directive

Very environmentally friendly - lower CO₂ emissions
Very environmentally friendly - higher CO₂ emissions
Not environmentally friendly

Category	Current CO ₂ Emissions (Mt CO ₂ e)	Potential CO ₂ Emissions (Mt CO ₂ e)
A	32	19
B	61	51
C	69	80
D	55	68
E	39	54
F	21	30
G	12	20

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

