

27 New Hall Avenue
Heald Green SK8 3LQ
Offers Over £575,000

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Beautifully-presented throughout, this tradtional detached house has benefited from significant extension and it represents an appealing proposition for family purchasers in particular.

The property is located towards the end of a sought-after cul-de-sac, with a gated driveway provding off road parking space, leading on to an integral garage. There are attractive gardens to the front and rear, which afford a good degree of privacy.

An entrance porch opens to a wide reception hallway, with a turning staircase leading to the first floor. The living room has a bay window to the front and an inglenook with feature wood-burning stove inset. Folding internal doors open to the dining room, which opens to the conservatory which overlooks the garden. The dining kitchen is fitted with modern units and granite worktop surfaces, with a range of integrated appliances. A downstairs WC completes the ground floor.

Upstairs, a wide landing gives access to the five well-proportioned bedrooms and a stylish contemporary family bathroom, with bath and a walk-in shower. There is access to the part-boarded loft space with a drop-down ladder.

New Hall Avenue is well-placed for access to amenities, transport networks and schools. Across the road, there is pedestrian access onto playing fields, leading on towards Finney Lane and the rail station.

This is an outstanding family residence which really must be viewed in order to be fully appreciated.

- Extended Detached Residence
- Five Bedrooms
- Three Reception Rooms
- Dining Kitchen
- Contemporary Bathroom
- Gated Driveway & Garage
- Attractive Gardens
- Cul-de-sac Location
- Viewing Essential

Tenure: Freehold
Council Tax: Stockport E

Entrance Porch

Entrance Hallway
12'0 max x 8'4 max

Downstairs WC
2'11 x 7'9

Living Room
16'3 into bay x 12'11 into inglenook, reducing to

Dining Room
14'1 x 10'8
Opens to:

Conservatory
10'7 x 10'4

Dining Kitchen
8'10 red to 8'1 x 17'4

First Floor Landing

Bedroom One
13'7 into bay x 10'8

Bedroom Two
12'0 x 10'8

Bedroom Three
17'1 x 8'7

Bedroom Four
8'11 red to 6'0 x 8'8

Bedroom Five
7'4 x 8'4

Bathroom
5'10 x 8'2

Externally
Gated driveway providing off road parking space.
Attractive private gardens to the front and rear.

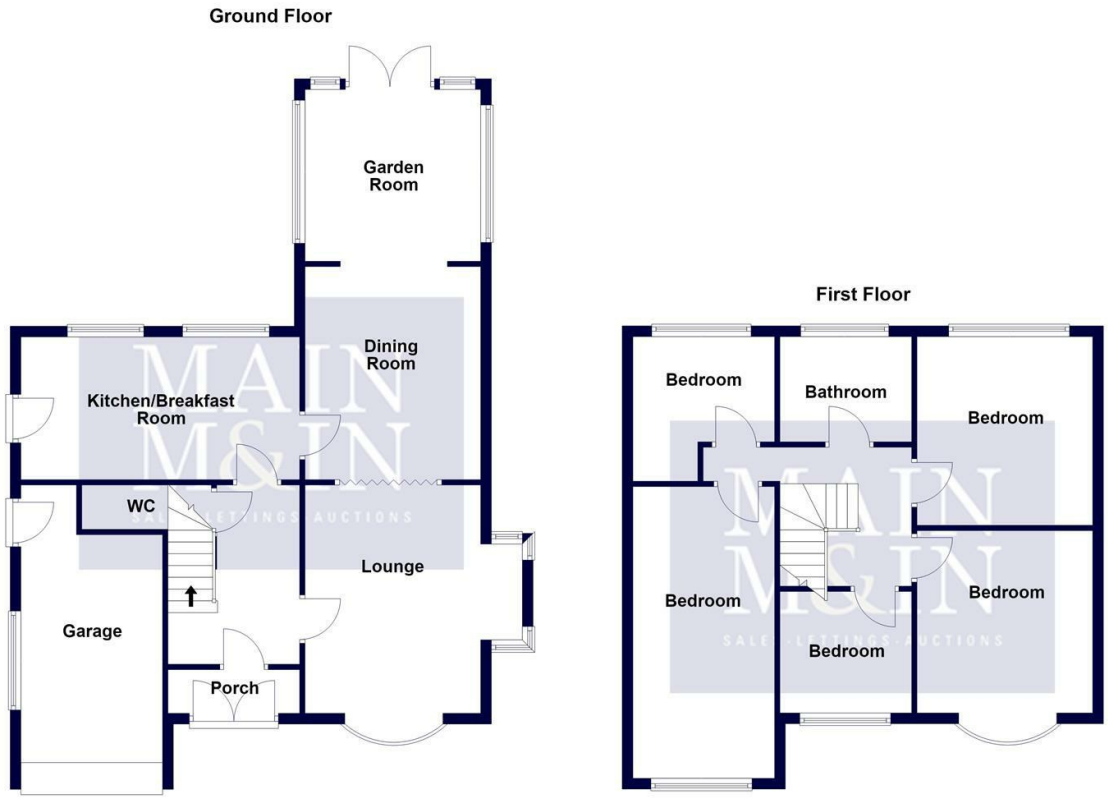
Integral Garage
17'11 red to 14'6 x 8'2 max















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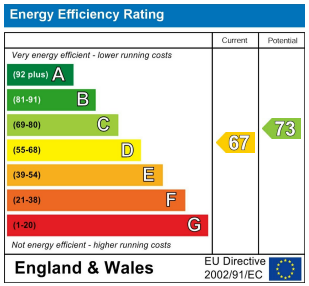

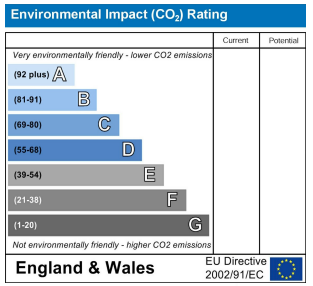

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