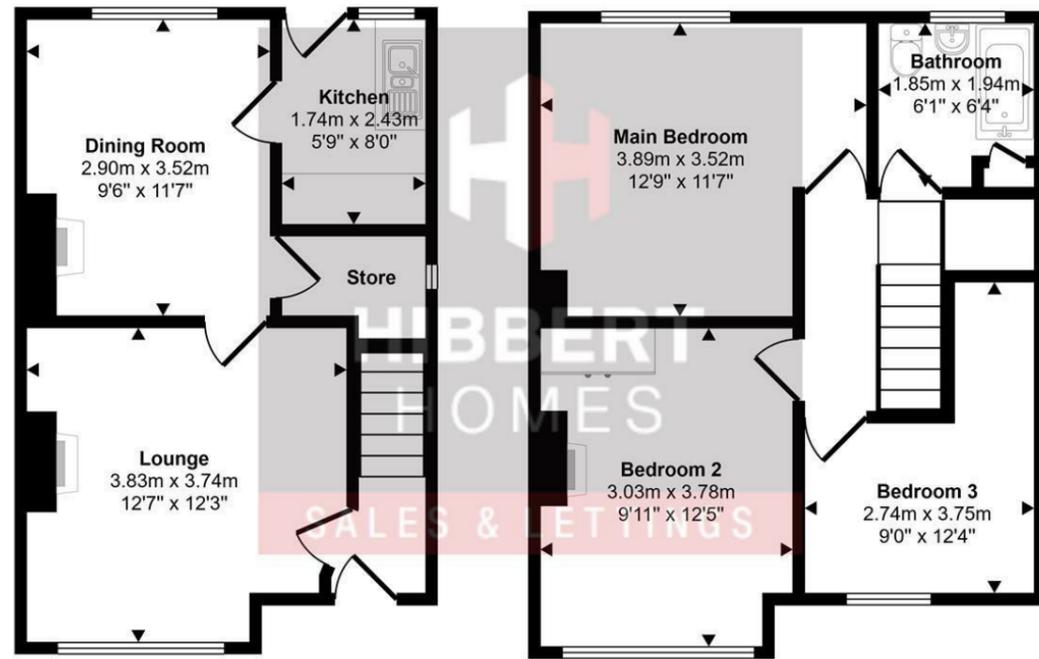


Approx Gross Internal Area
77 sq m / 824 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft

First Floor
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Grasmere Avenue |
Price Guide £260,000



21 Bramhall Lane South | Bramhall | SK7 1AL
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SALES & LETTINGS

Bedrooms 3

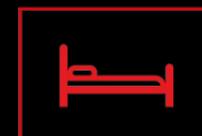
Bath 1

Reception 2

Parking here

Area
824 sq ft

CHAIN FREE



- NO CHAIN
- QUIET CUL-DE-SAC
- THREE DOUBLE BEDROOMS

- EXCELLENT DEVELOPMENT POTENTIAL
- GREAT LOCATION
- OFF-ROAD PARKING

****DEVELOPMENT OPPORTUNITY**** Calling all investors, or those seeking a project, this spacious Three Bedroom property located on Grasmere Avenue is an excellent opportunity to maximise the full potential on offer within this home. Grasmere Avenue is a quiet cul-de-sac, located nearby an abundance of local amenities, with Heaton Chapel Train Station within walking distance providing convenience to Manchester Picadilly, as well as Broadstone Primary School within a gentle strolls distance to the property.

The property briefly comprises from two spacious reception rooms on the ground floor, with the kitchen located at the rear. Upstairs, the property holds Three Double bedrooms, with a large main bathroom located on this floor too.

A large rear garden captures sun all day and acts as a great potential spot for entertaining guests. Off Road parking for one vehicle is included at the front of the property too.

This fantastic opportunity is not one to be missed. Contact Hibbert Homes on 0161 480 0099 enquiries@hibberthomes.com to book your viewing today.

