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STOCKPORT

CHESHIRE

A SPACIOUS GROUND FLOOR APARTMENT IN NEED OF REFURBISHMENT SET IN PLEASANT GROUNDS WITHIN A WELL REGARDED RESIDENTIAL AREA



20 THE CROFT, MILE END LANE, STOCKPORT, CHESHIRE , SK2 6BP

This ground floor apartment enjoys a pleasant setting away from the road within well managed gardens bordered by mature trees. The Croft is an established development of apartments that are arranged in two buildings within the landscaped grounds. Each apartment has its own garage in addition to the on site parking.

The size of the accommodation within the apartment is surprisingly generous. This comprises a bright living room with patio door opening into the gardens, a large dining kitchen, two double bedrooms and the bathroom WC. These rooms provide the basis for a superb home, and updating of appointments is now required to fulfil this potential.

Mile End Lane is part of a favoured residential area approximately one and a half miles to the south of the centre of Stockport. There are shops for everyday needs, schools and a train station all within half a mile.

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

There is off peak electric heating and uPVC double glazing to the accommodation which comprises in more detail:

COMMUNAL AREA
ENTRANCE PORCH & HALLWAY

20 THE CROFT
HALLWAY

Built in cloaks/store cupboard. Airing cupboard with hot water cylinder.

LIVING ROOM

15'11" x 11'10" (4.85m x 3.61m) uPVC French door to gardens. 2 Electric storage heaters.

KITCHEN

13'7" x 8'11" (4.15m x 2.72m) Units to floor and wall incorporating stainless steel sink. Electric cooker point. Washing machine plumbing. Electric storage heater.

BEDROOM NO.1

13'6" x 10'6" (4.12m x 3.20m) plus built in wardrobes along one wall. Electric storage heater.

BEDROOM NO.2

10'6" x 9'0" (3.21m x 2.73m) plus built in wardrobes. Electric storage heater.

BATHROOM/WC

With suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Electric storage heater.

OUTSIDE:

GARAGE with up and over door.
Communal gardens and parking areas.

SERVICES:

All mains services are connected.

TENURE:

We understand that the property is leasehold for the residue of a term of 999 years with a ground rent of £29 per annum.

There is a service charge, presently £60 per month which covers grounds maintenance, external decorating, insurance etc. The extent of this should be confirmed with your solicitor.

COUNCIL TAX BAND:

'B'

PRICE:

Offers invited around £110,000

VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From the centre of Stockport travel south along the A6 for approximately 1½ miles. Turn left opposite Stockport Grammar School into Mile End Lane . The Croft will be found on the left hand side after approximately 400m.

ENERGY RATINGS

