



Lakeside Green, Stockport



# Lakeside Green, Stockport

Guide Price **£187,500**

Semi Detached Bungalow  
Gas Central Heating

For Homeowners Over 55 Years Old  
Brick Garage

Two Good Sized Bedrooms  
Off Road Parking & Lawned Gardens

Requires Cosmetic Updating  
Chain Free

uPVC Double Glazing  
EPC Rating D

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Ian Tonge are delighted to offer for sale this two bedroomed semi detached bungalow which is for homeowners over the age of 55. single garage, off road parking, lawned gardens, uPVC double Glazing, Gas Central Heating, requires some modernisation, cul-de-sac of similar properties, no chain.

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## Entrance Porch

Entrance door.

## Lounge

*15'9' (4m 80cm) x 12'8' (3m 86cm)*

uPVC double glazed window to the front aspect, radiator, TV aerial, power points, opening to the kitchen and door leading to the inner hall.

## Kitchen

*12'6' (3m 81cm) x 8'0' (2m 43cm)*

uPVC double glazed windows to the front and side aspects, basic range of fitted wall and base units, work surfaces with inset drainer sink unit, splash back wall tiles, plumbed for washing machine, gas cooker point, wall mounted Glow Worm boiler, radiator, power points.

## Inner Hallway

Loft access, storage cupboard housing water cylinder, large walk-in storage cupboard.

## Bedroom One

*14'2' (4m 31cm) x 9'4' (2m 84cm)*

uPVC double glazed window to the rear aspect, radiator, power points.

## Bedroom Two

*11'2' (3m 40cm) x 7'8' (2m 33cm)*

uPVC double glazed window with door leading to the rear garden, radiator, power points.

## Bathroom

*7'10' (2m 38cm) x 6'2' (1m 87cm)*

uPVC double glazed window to the side aspect, panel bath, pedestal wash basin, low level W.C., single radiator, tiled walls.

## Gardens

To the front aspect there is a lawned area, flagged footpath and driveway which runs down the side of the property to the garage. The rear garden is enclosed and mainly lawned with stocked borders, flagged patio.

## Garage

*16'3' (4m 95cm) x 8'1' (2m 46cm)*

Brick built garage with up & over door, power and light, window and rear entrance door.

## Viewings

Please contact our Hazel Grove office on 0161 483 5873



prospective purchasers to satisfy themselves on these points prior to exchange of contracts. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **Directions**

From our office proceed towards Stockport turning right at the traffic lights onto Dialstone Lane. Turn left onto Brooklyn Rd and right onto Akemoor Drive. Turn right onto Lakeside green where the property can be seen on the left hand side clearly identified by our for sale board. SK2 6TD.

#### **Services**

£50 per quarter for communal areas £20 per annum for ground rent

#### **Disclaimer**

Ian Tonge Property Services give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Ian Tonge Property Services has the authority to make or give representations or warranty in relation to the property.

#### **Notes**

We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise



