



22 Ash Street, Stockport, SK3 0JR

£1,270 PCM

A Wilson Estates are delighted to bring to the market this lovely three bedroom traditional semi-detached home! Situated close to local amenities and excellent commuter links, this will make the ideal property for a variety of potential applicants.

This property boasts many features throughout and briefly comprises: Ground floor, Bay fronted lounge, Modern kitchen/Dining, First floor, Three bedrooms, Family bathroom. Enclosed rear garden.

The property is accessed from St Lesmo Road and offers a pleasant location in a well regarded residential area.

The locality offers plentiful amenities both in Cheadle Heath and in neighbouring Stockport Town Centre which is approximately ten minutes by car from the property.

Transport links are varied both in road, bus, rail links into Manchester City Centre and beyond.

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Lounge

uPVC double glazed square bay window, wall mounted electric fire, ceiling light & radiator.

Open Plan Kitchen & Dining Area

Two uPVC double glazed windows to the front & side elevation. uPVC double glazed double opening French doors opening out onto the garden.

Fitted with a range of modern high gloss units with coordinating work surfaces and breakfast bar over. Stainless steel sink unit with mixer tap, integrated electric oven, gas hob & extractor fan above. Plumbing for automatic washing machine. Useful under stairs storage cupboard, wood laminate flooring, ceiling spots and radiator.

Stairs and Landing

Access to loft, built in storage cupboard. Doors to bedrooms and bathroom.

Bathroom

uPVC double opaque window to the side elevation. White suite comprising of a panel bath with glass shower screen and mains fed shower over. Hand wash basin, low level W.C. Part tiled walls, wood effect laminate flooring, ceiling light & heated towel rail.

Bedroom One

uPVC double glazed square bay window. Ceiling light & radiator.

Bedroom Two

Two uPVC double glazed windows to both side & rear. Ceiling light & radiator.

Bedroom Three

uPVC double glazed window to the rear elevation. Ceiling light & radiator.

Externally

The property is garden fronted with a wrought iron gate, around to the rear is a good sized enclosed garden. Laid predominantly to lawn with a decked area, and borders of mature bushes & shrubs.

Additional Information

Council Tax Band: B

EPC Rating: D

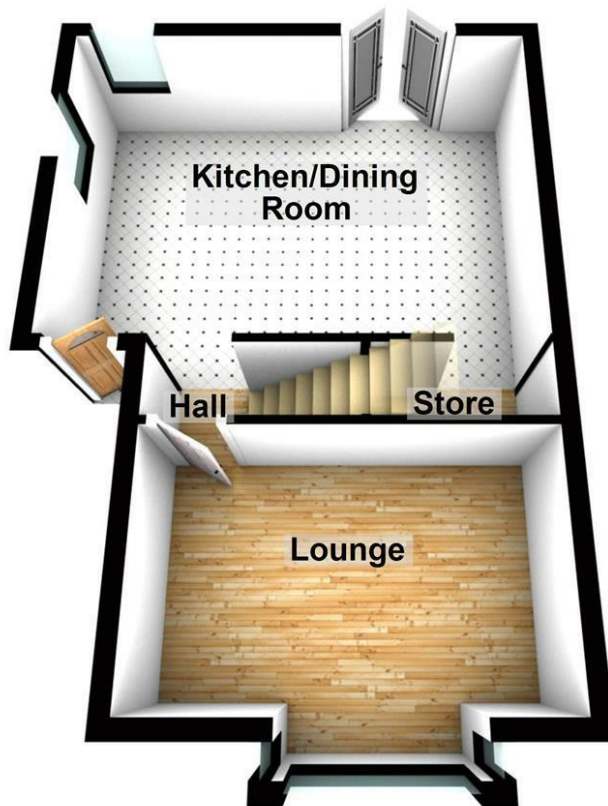
Holding Deposit : £304

STRICTLY NO PETS AND SMOKING POLICIES APPLY





Ground Floor



First Floor



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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