



- Mid Mews Property
- Three Bedrooms
- Downstairs WC
- Lounge

- Open Plan Kitchen/Diner
- Bathroom
- Garden & Parking
- Sold As A 46.85% Share

37 Blackthorn Road  
Stockport, SK7 5EL

£140,550

A beautifully presented, three bedroom mid terrace property, located on this popular modern development. Being sold on a shared ownership basis, this property makes an ideal first time buyer purchase. The ground floor accommodation comprises of an entrance hall, downstairs WC, large lounge and an open plan dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally to the front there is parking for two vehicles, whilst to the rear there is an enclosed garden mainly laid to lawn with a patio area. This home is being sold at a 46.85% share, with a rent and service charge of £170.07 per month and a ground rent of £295 per annum. Viewings are highly recommended.

### Ground Floor

**Entrance Hall** 6' 4" x 3' 6" (1.93m x 1.07m)  
Radiator.

**Downstairs WC** 6' 1" x 3' 2" (1.85m x 0.96m)  
Suite comprising of a low level WC, wash basin, radiator, window to front.

**Lounge** 16' 2" x 12' 3" (4.92m x 3.73m)  
Two radiators, storage cupboard, bay window to front, stairs to first floor.

**Dining Kitchen** 14' 8" x 10' 0" (4.47m x 3.05m)  
Fitted with a range of base and eye level units incorporating sink and drainer, gas hob with extractor over, oven, space for fridge freezer, washing machine and dishwasher, radiator, French doors to garden, window to rear.



## First Floor

### Landing

**Bedroom One** 15' 0" x 11' 0" (4.57m x 3.35m)

Radiator, storage cupboard, windows to front.



**Bedroom Two** 9' 0" x 8' 9" (2.74m x 2.66m)

Radiator, window to rear.

**Bedroom Three** 8' 4" x 6' 2" (2.54m x 1.88m)

Radiator, window to rear.



**Bathroom** 6' 5" x 6' 4" (1.95m x 1.93m)

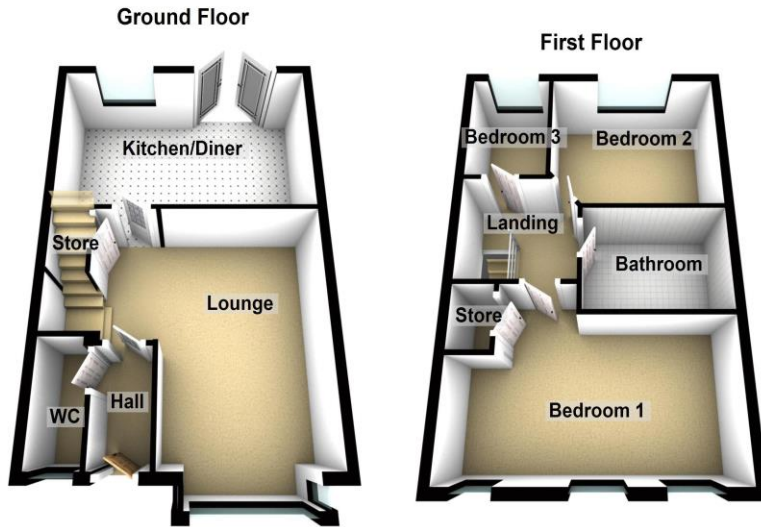
Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls.



### External

To the front of the property there is a driveway providing off road parking for two cars, whilst to the rear there is a low maintenance garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

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