



- Mid Terrace Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs Bathroom
- Loft Area
- Rear Courtyard
- Ideal First Time Buy or Investment

39 Charlotte Street
Stockport, SK1 2QN

£160,000

A two double bedroom mid terrace property, ideally located for Stockport town centre. The ground floor accommodation comprises of a lounge, dining kitchen and downstairs bathroom. To the first floor there are two double bedrooms and a loft area providing additional storage. Externally there is an enclosed court yard to the rear. Ideal first time buyer or buy to let investment property.

Ground Floor

Lounge 12' 4" x 11' 7" (3.76m x 3.53m)
Radiator, window to front.

Dining Kitchen 12' 6" x 11' 9" (3.81m x 3.58m)
Base and eye level units incorporating a sink and drainer, space for gas cooker and fridge freezer, storage cupboard, radiator, window to rear.

Inner Hallway 6' 7" x 3' 6" (2.01m x 1.07m)
Door to rear storage area and courtyard.

Bathroom 7' 7" x 6' 9" (2.31m x 2.06m)
Fitted with suite comprising low level WC, pedestal wash hand basin and bath with shower over, part tiled walls, radiator, window to side.



First Floor

Landing

Stairs providing access to loft area, which is boarded and has a 'Velux' window.

Bedroom One 12' 0" x 9' 1" (3.65m x 2.77m)

Radiator, storage cupboard, window to front.

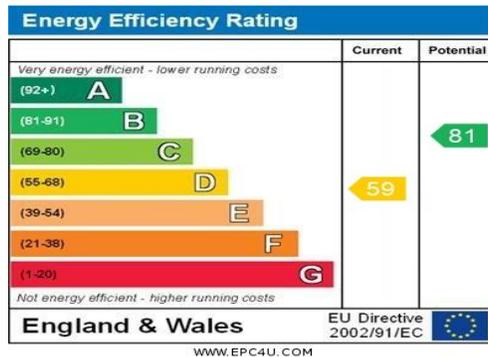
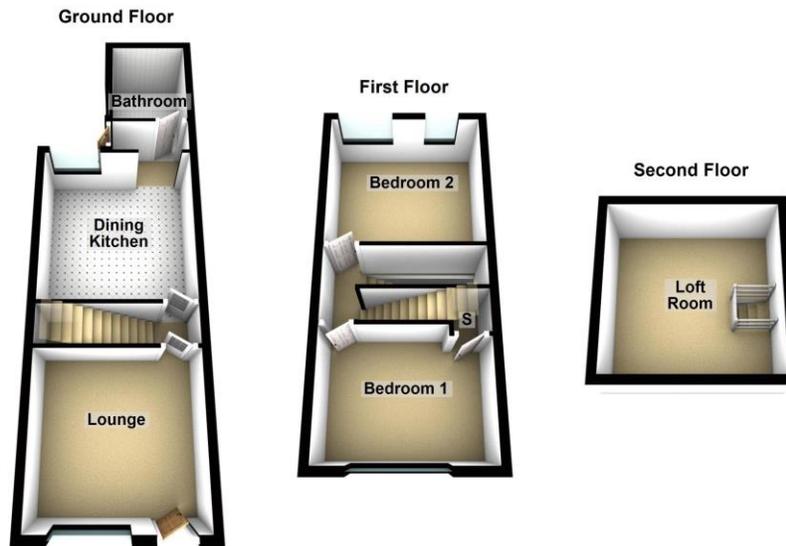
Bedroom Two 12' 7" x 12' 4" (3.83m x 3.76m)

Radiator, window to rear.

External

To the front there is a terrace style garden, whilst to the rear there is a useful storage room and an enclosed courtyard.





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.

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