

**TO BE LET PART FURNISHED**

AN ATTRACTIVE THREE BEDROOM BAY-FRONTED MID-TERRACE PERIOD HOME, PRESENTED TO AN EXCEPTIONAL STANDARD



**147 MARPLE ROAD, OFFERTON, STOCKPORT SK2 5EP**

**£1,295 pcm**

147 MARPLE ROAD, OFFERTON, STOCKPORT SK2 5EP

This attractive mid-terrace house was built in the early 20th Century, and has been updated and modernised to a high standard to provide a delightful home. Modern fittings combine effectively with more traditional features and wooden floors and high ceilings give all rooms a light and airy feel.

The house is set back from the road by a small garden area to the front, whilst to the rear there is a paved courtyard along with a beautifully presented lawned area.

Marple Road is conveniently located for many of the local amenities, including primary schools and shops that cater for everyday needs. Stockport town centre is within 2 miles, where there is a further range of shops as well as restaurants, bars, leisure facilities, a mainline rail station, along with access to the M60 motorway.

The accommodation has gas fired central heating, uPVC double glazing and comprises in more detail:

## **GROUND FLOOR:**

## INTERNAL PORCH

ENTRANCE HALL Central heating radiator.

## THROUGH LIVING/ DINING ROOM

29' 8" x 9' 10" (9.04m x 3m) Open fire in traditional surround. Television point. Central heating radiators.

## KITCHEN

12' 7" x 7' 10" (3.85m x 2.4m) Fully fitted with modern units to floor and wall. Stainless steel sink, 4 ring gas hob with integrated extractor hood, electric oven. Washing machine plumbing. Space for fridge freezer. Central heating radiator.

Stairs from the entrance hall lead to:-

## FIRST FLOOR:

## LANDING

**BEDROOM NO.1** 13'8" x 12' 3" (4.17m x 3.73m) Central heating radiator.

**BEDROOM NO.2** 13' 1" x 8'9" (3.99m x 2.68m) Central heating radiator.

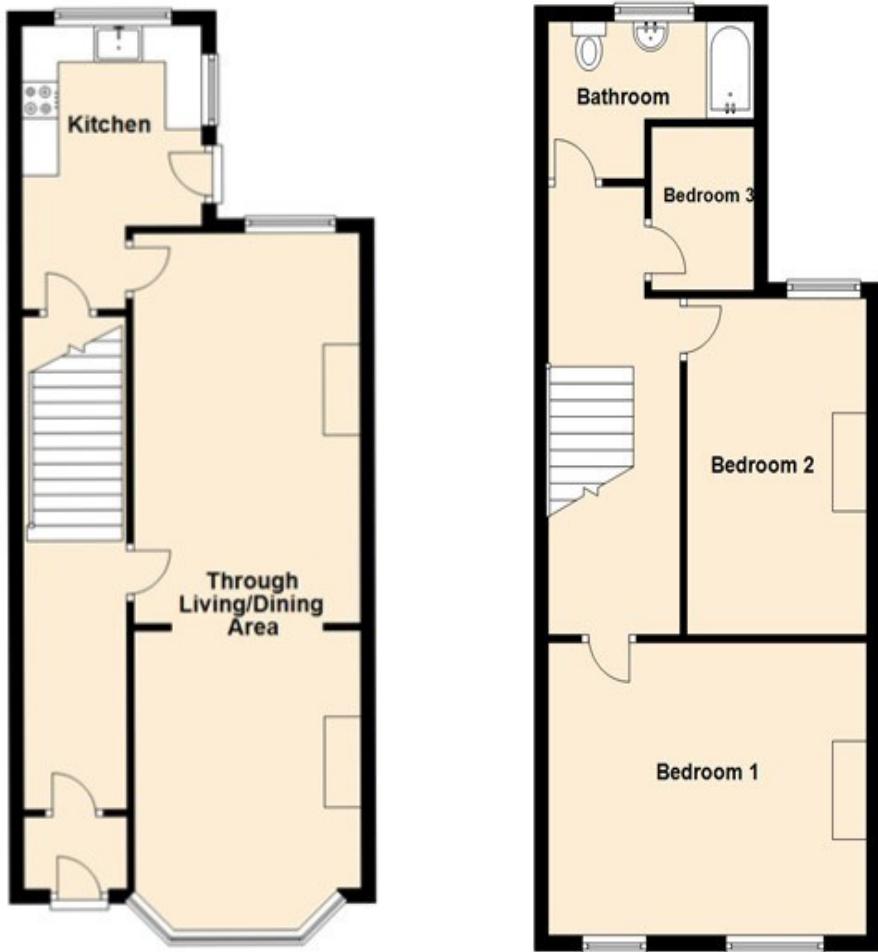
BEDROOM NO.3 6'10" x 4'11" (2.09m x 1.51m)

**BATHROOM/WC** Modern white suite comprising panelled bath with mixer shower, pedestal washbasin and low level WC. Heated towel rail.

## OUTSIDE:

To the front of the property there is a walled garden area and to the rear there is a paved courtyard area which leads onto a well-presented lawned area. The rear garden also contains an outside tap.

<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX:</u>	Band 'B'
<u>AVAILABILITY:</u>	Subject to the usual references the property is available for a minimum term of 12 months.
<u>RENT:</u>	£1,295.00 pcm
<u>TENANCY INFORMATION:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>ENERGY RATINGS:</u>	'D'
<u>FLOORPLANS:</u>	



#### SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### *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 Ltd. 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.

