



## 77 Kimberley Street, Shaw Heath, Stockport, Cheshire, SK3 8EB

Hibbert Homes are delighted to offer this well presented Two Bedroomed Mid-Terraced Property is situated on a Quiet Road in a Convenient Location, within walking distance to Excellent Transport Links via the A6 and Stockport Railway Station and an Array of Amenities via Davenport, Edgeley and Stockport Town Centre.

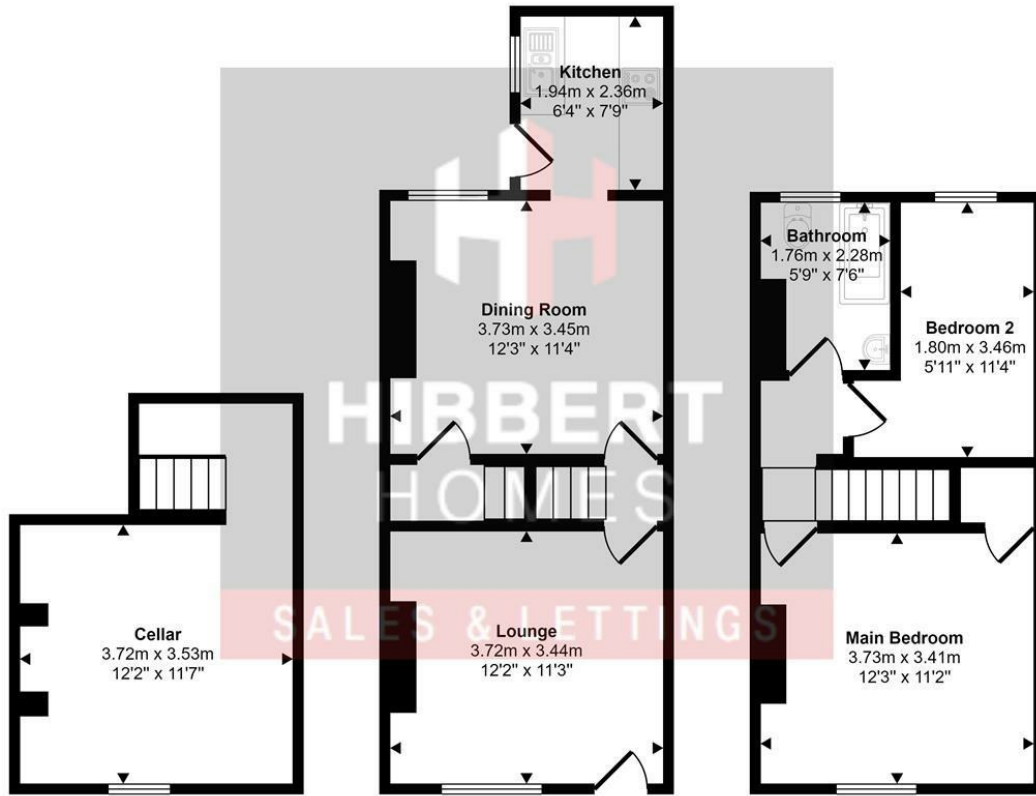
The accommodation comprises: Entrance into Reception Room to the front, with a Second Separate Reception Room to the rear. Beyond is a Fully Fitted Kitchen with integral oven, hob and extractor. Stairs lead to the First Floor Landing, with a Double Bedroom overlooking the front, and a Second Single Bedroom/ Home Office alongside a Modern Family Bathroom with shower over the bath.

Council Tax Band- A.  
EPC Grade- D.  
Available from 29/07/2024

**£1,100 PCM**



Approx Gross Internal Area  
81 sq m / 867 sq ft



Cellar  
Approx 17 sq m / 179 sq ft

Ground Floor  
Approx 34 sq m / 371 sq ft

First Floor  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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