

FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371 LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



# 7 Hereford Road

, Stockport, SK5 8EY

# Offers Over £220,000









Located on Hereford Road in Stockport, this delightful terraced house offers a perfect blend of space and comfort for family living. Built in 1950, this extended property boasts an impressive 1,313 square feet of well-designed living space, making it an ideal choice for those seeking a welcoming home.

Upon entering, you are greeted by a generous lounge/diner, perfect for entertaining guests or enjoying family time. The large family kitchen is a standout feature, providing ample room for culinary adventures and easy access to the rear garden, where you can enjoy outdoor activities or simply relax in the fresh air. Additionally, the convenience of a downstairs WC adds to the practicality of this lovely home.

The property comprises four well-proportioned bedrooms, offering plenty of space for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.



Lounge 21'5" x 9'11" (6.54 x 3.03)

kitchen/diner 17'10" x 13'2" (5.45 x 4.02)

Downstairs WC 6'1" x 4'4" (1.86 x 1.34)

Bedroom One 12'1" x 10'4" (3.69 x 3.15)

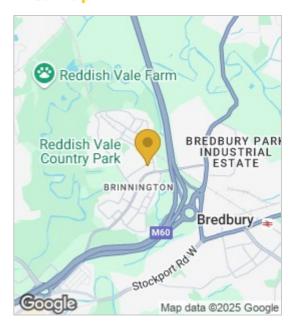
Bedroom Two 11'1" x 10'7" (3.39 x 3.25)

Bedroom Three 9'3" x 8'7" (2.82 x 2.63)

Bedroom Four 14'1" x 6'3" (4.31 x 1.93)

Bathroom 12'2" x 6'10" (3.71 x 2.09)

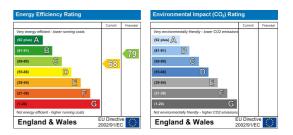
#### **Area Map**



### **Floor Plans**



## **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.







