



*jordan fishwick*

Duddy Road Disley Stockport



# Duddy Road Disley Stockport SK12 2GB

£450,000



## The Property

Located on the popular Waters Edge development in Disley and boasting south facing rear gardens, a five bedroom detached family home. Constructed in 2014 and within the 10 year NHBC warranty, this spacious, energy efficient property is a real box ticker. Ideally placed for all local amenities including parks, walks, primary school and Disley Village with railway station. Double driveway with electric charge point, integral garage and comprising: entrance hall, living room, dining kitchen, utility room, wc, first floor master bedroom with en-suite, four further bedrooms and a family bathroom. Pvc double glazing, gas central heating and viewing recommended.






- Five Bedroom Detached Family Home
- South Facing Garden
- Sought After Location
- Modern Popular Development
- Remaining NHBC Warranty
- Freehold
- Double Driveway, Garage and Electric Charge Point
- Views Towards Kinder Scout
- Close to Walks, Parks, School and Disley Village

**Postcode** SK12 2GB

**EPC Rating** B

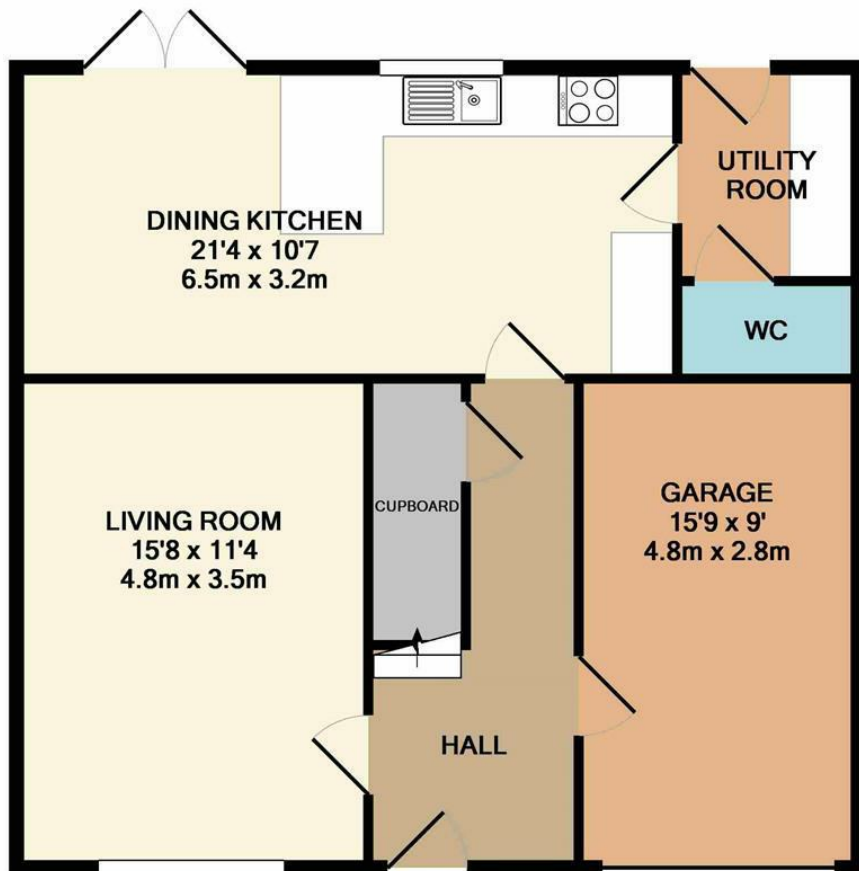
**Local Authority** Cheshire East

**Council Tax** E

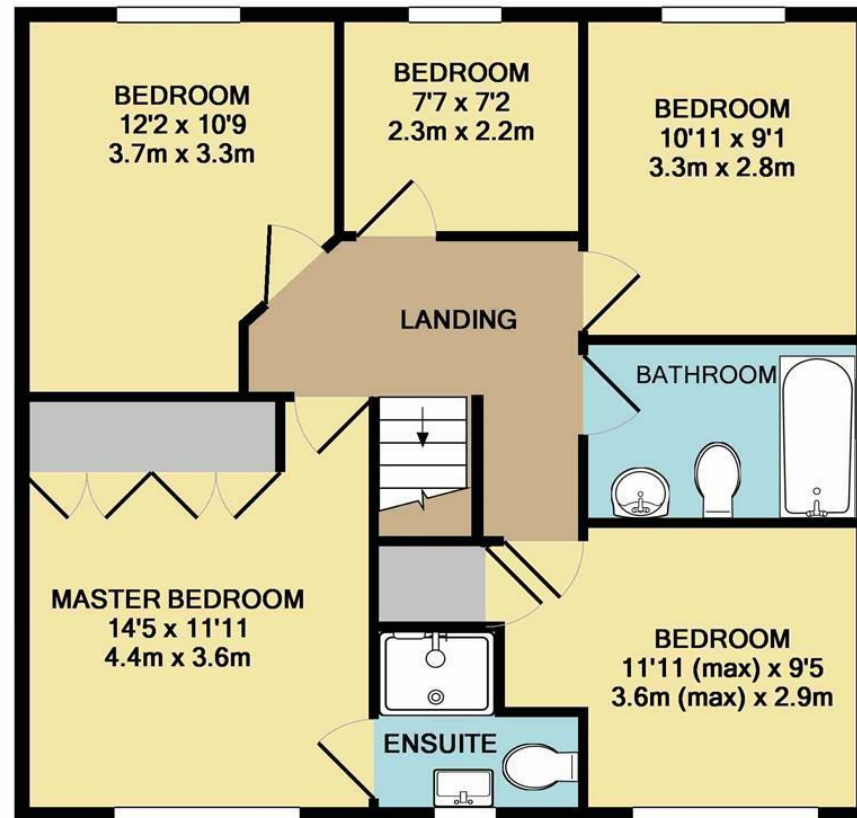
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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