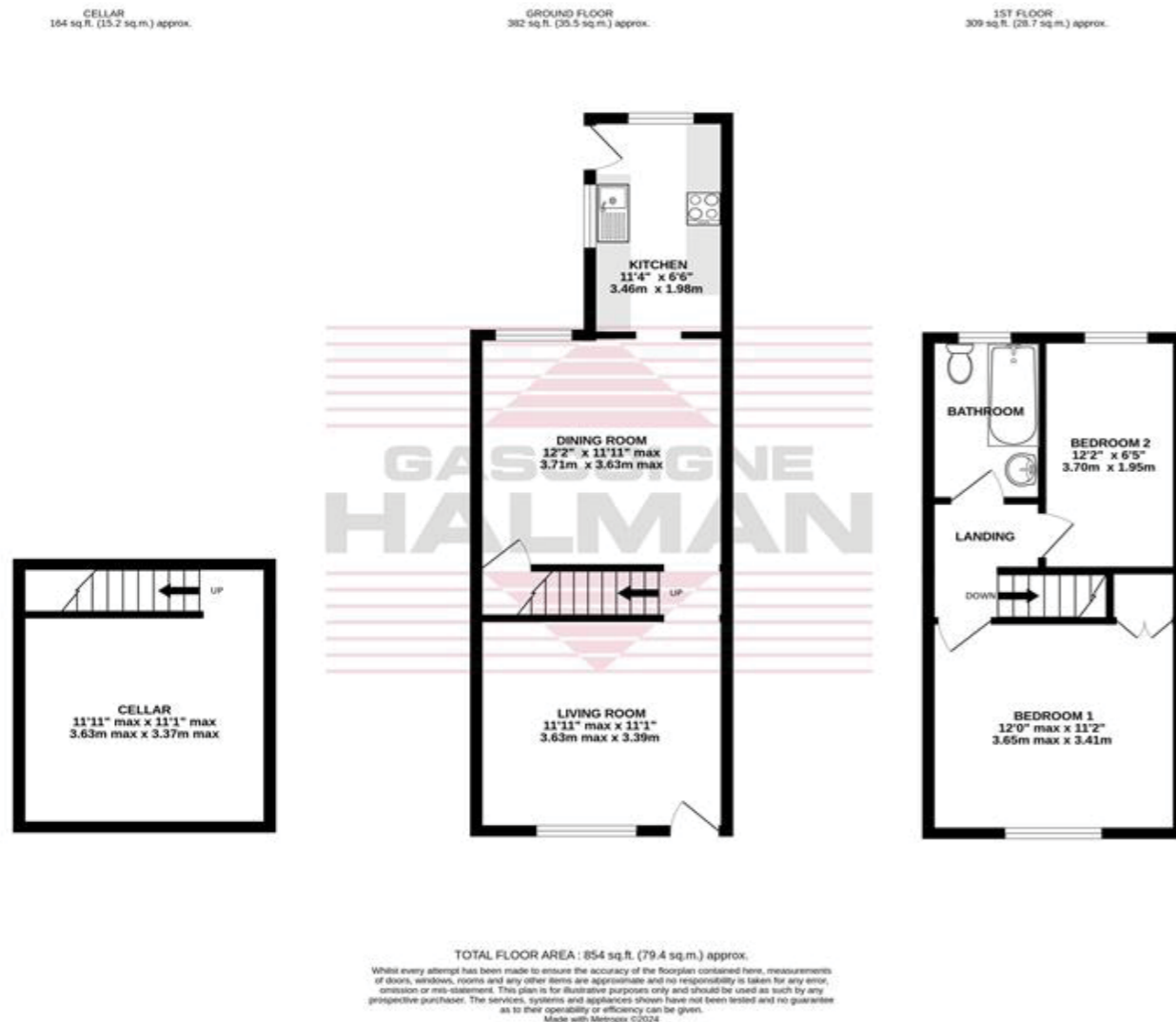


38 KILBURN ROAD
Edgeley
£220,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Cheadle
91, High Street, CHEADLE SK8 1AA
0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

An immaculately presented, two bedroom mid-terrace situated in the ever popular residential location of Edgeley. The property would make an ideal acquisition for a first time buyer looking to benefit from a move in ready home. The property offers style, charm & character and includes a modern kitchen and bathroom, useful cellar & a lovely lawned rear garden.

- Ideal home for first time buyers
- Beautifully presented throughout.
- Lovely rear garden.
- Useful single chambered cellar.

- Popular residential location.
- Close to Alexandra Park & Reservoirs.
- Close to Stockport Train Station

£220,000

38 KILBURN ROAD

Edgeley



DESCRIPTION

This beautifully-presented mid-terrace property features two bedrooms, a modern kitchen and bathroom, and immaculate decor throughout. Located in the popular residential area of Edgeley, it is conveniently positioned to local schools, shops, Alexandra Park & reservoirs and transportation links such as Stockport Train Station and the M60 motorway. Upon inspection, you will find two beautifully presented reception rooms, a contemporary galley kitchen, two spacious bedrooms, and a modern tiled bathroom. Additional highlights include custom-made window shutters and blinds, full UPVC double glazing and a practical single-chambered cellar for

storage. The back of the property boasts a well-maintained lawned garden with walled boundaries. Viewings are highly recommended.

LOCATION

Edgeley is conveniently situated for Stockport, Edgeley and Cheadle centres which between them offer a good selection of shops, bars and restaurants and provides excellent educational facilities for children of all ages. Access to the M60 motorway is very close by and Stockport town centre with its wider range of amenities is within easy reach as is Manchester Airport, whilst railway stations are available at nearby Cheadle Hulme and Stockport, the latter of which is within easy walking distance.

DIRECTIONS

SK39NS

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band: A

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN