



**GASCOIGNE
HALMAN**

Vienna Road, Stockport
Asking Price £230,000

THE AREA'S LEADING ESTATE AGENCY



Situated in a sought-after location, this charming two-bedroom terraced property offers spacious living with a modern finish. Featuring a bright lounge, well-equipped kitchen, two generous bedrooms, and a stylish bathroom, it's ideal for first-time buyers or investors.

The property also benefits from a private rear garden and excellent access to local amenities, schools, and transport links.

Viewings highly recommended to fully appreciate this fantastic home.

Property details

- Well-presented 2-bedroom terraced home
- Two generously sized bedrooms
- Stylish family bathroom
- Popular and convenient location in Stockport
- Close to local amenities, schools, and transport links
- Ideal for first-time buyers, downsizers, or investors



About this property

Nestled in a popular and well-connected area of Stockport, this delightful two-bedroom terraced property on Vienna Road presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Boasting a well-balanced layout and a blend of modern and traditional features, the home offers both comfort and convenience.

Upon entering, you are welcomed by a spacious lounge that flows seamlessly into a well-appointed kitchen, ideal for everyday living and entertaining. The property comprises two generously sized bedrooms and a stylish family bathroom, all finished to a good standard. Outside, a private rear garden provides a perfect space for relaxing or hosting during the warmer months.

Located close to local amenities, reputable schools, and excellent transport links - including easy access to Stockport town centre and major motorway routes - this property is perfectly positioned for commuting and daily life.

Early viewing is highly recommended to fully appreciate what this superb home has to offer.





DIRECTIONS

SK3 9QQ

COUNCIL TAX BAND

B

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

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

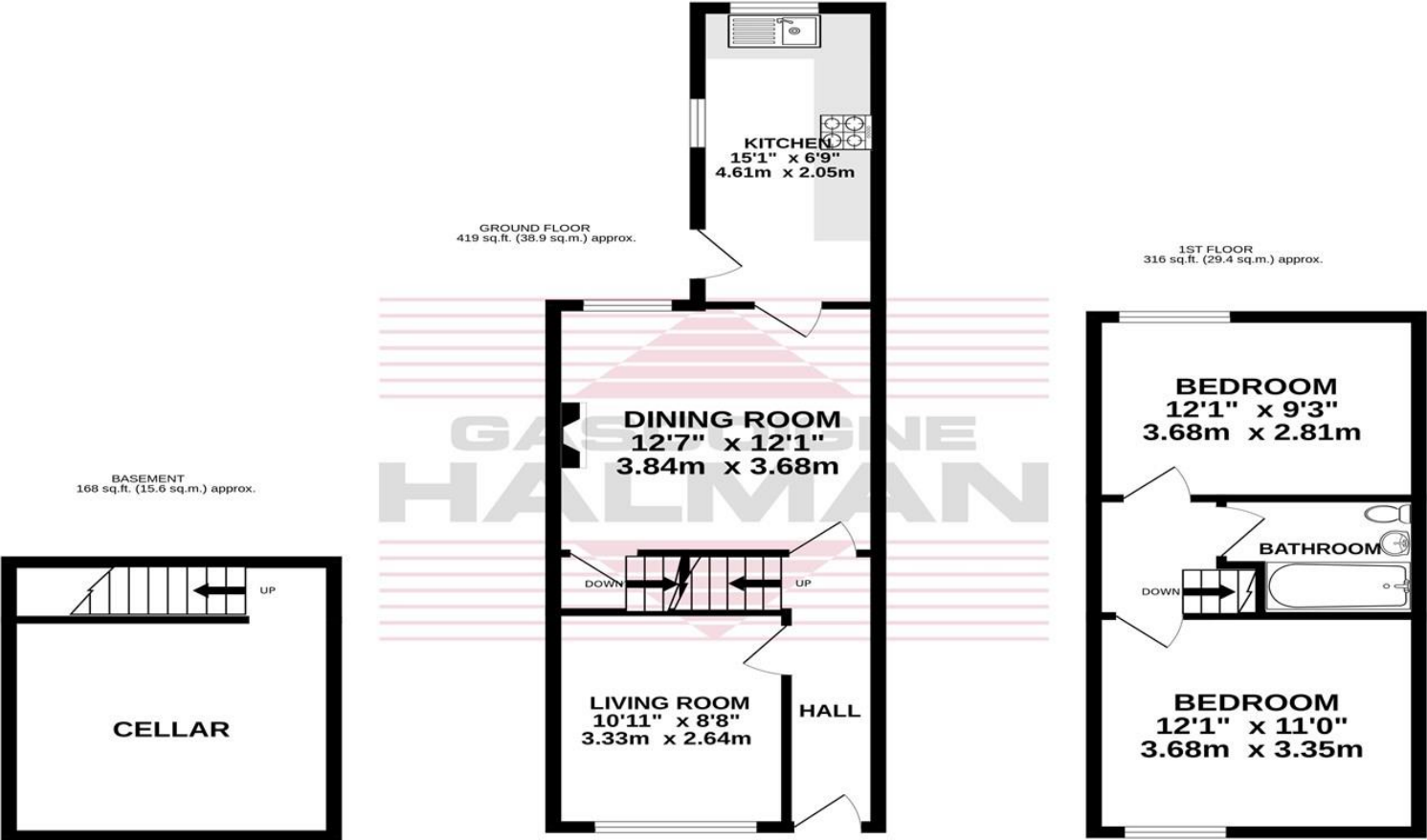
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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