

## 7 Delamere Road, Stockport

£270,000 Leasehold

NO ONWARD CHAIN • THREE BEDROOM SEMI-DETACHED • TWO RECEPTION ROOMS • SOUTH-WEST FACING GARDEN  
• CLOSE TO SUPERB TRANSPORT LINKS AND STEPPING HILL HOSPITAL • OFF-ROAD PARKING



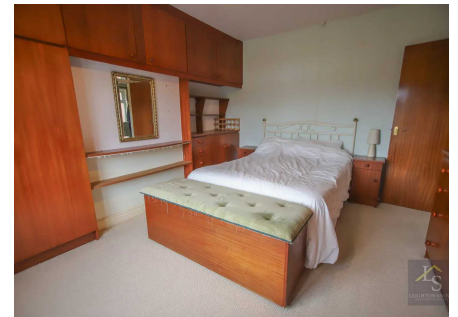
**\*POPULAR RESIDENTIAL AREA\*\*NEARBY LOCAL SCHOOLS\*\*TWO RECEPTION ROOMS & CONSERVATORY\*\*SOUTH WEST FACING REAR GARDEN\*\*OFF-ROAD PARKING\*\*DETACHED REAR GARAGE\*\*NO ONWARD CHAIN\*\***

Council Tax band: B

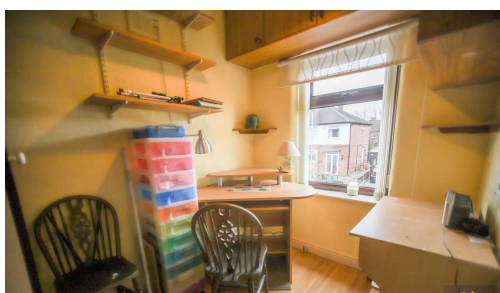
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



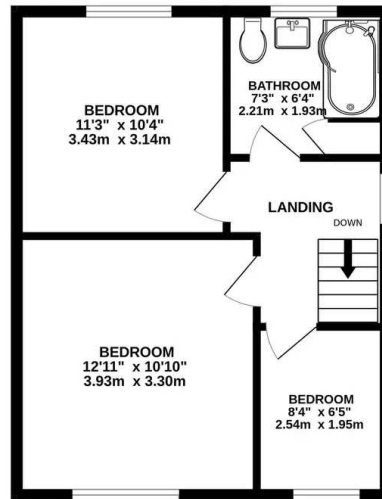
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GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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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A lovely three bedroom semi-detached home situated in a popular area, benefitting a low-maintenance South-West facing garden with a detached garage and off-road parking. Offering spacious ground floor accommodation with two reception rooms and a conservatory, this is the perfect opportunity for first time buyers/ young families, with the property being ideally positioned to local schools including Great Moor Infant & Junior School and also near to local amenities, travel links and Stepping Hill.

Entered into a generous porch, you are then welcomed into the hallway with the first reception room situated in the adjoining room and positioned at the front with a lovely bay window and a gas fire. The second reception room is situated to the rear with patio doors opening to the conservatory with another patio door to the rear garden. The kitchen is also positioned to the rear with a window overlooking the garden and benefitting with a range of wall and base units and a further external door leading to the side of the property.

To the first floor, there are three bedrooms including two double bedrooms and a bathroom. The bathroom is a white three piece suite which includes a 'p'-shaped bath with a shower over, wash basin and a WC. There is loft access from the landing.

Externally, there is paved off-road parking for multiple vehicles and to the rear is a south-west facing garden which is mainly laid to lawn with a paved patio area off the main house and well-matured plants and shrubs surrounding. There is a detached garage at the foot of the driveway positioned in the rear garden.



