

## 102 Charlestown Road East, Stockport



THREE BEDROOM DETACHED HOME • WELL-PLANNED  
PLAN LIVING AND DINING ROOM • GARAGE

OUT • SOUTH FACING REAR GARDEN • LARGE OPEN-PLAN  
LOCATION CLOSE TO WOODSMOOR TRAIN STATION

Council Tax band: D

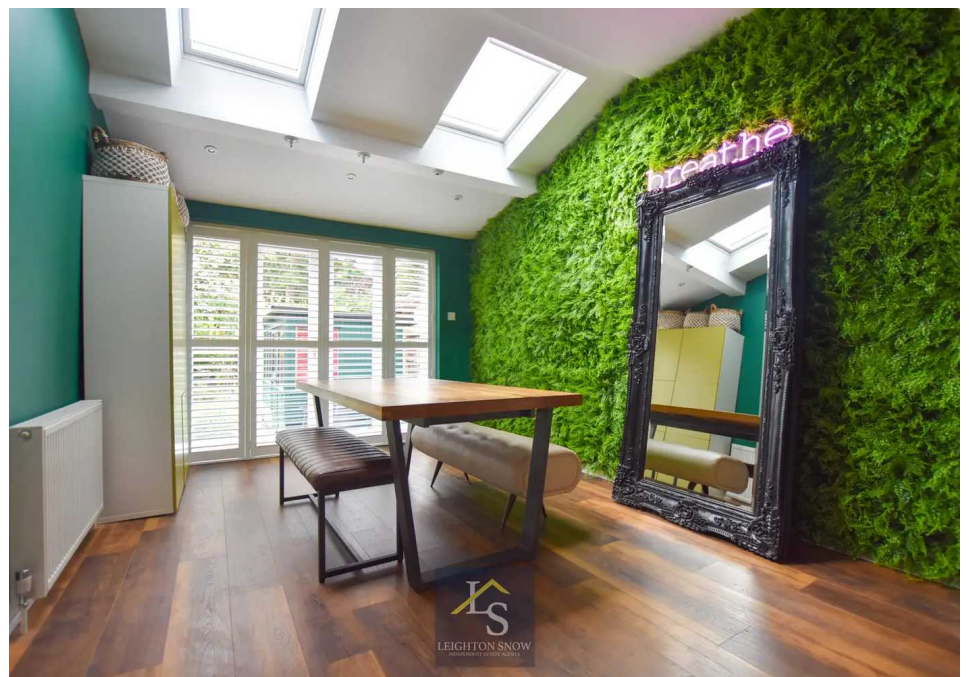
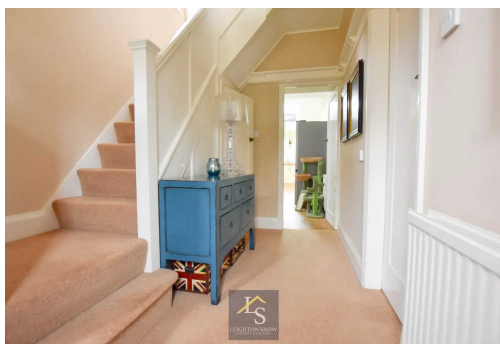
Tenure: Freehold

EPC Energy Efficiency Rating: D

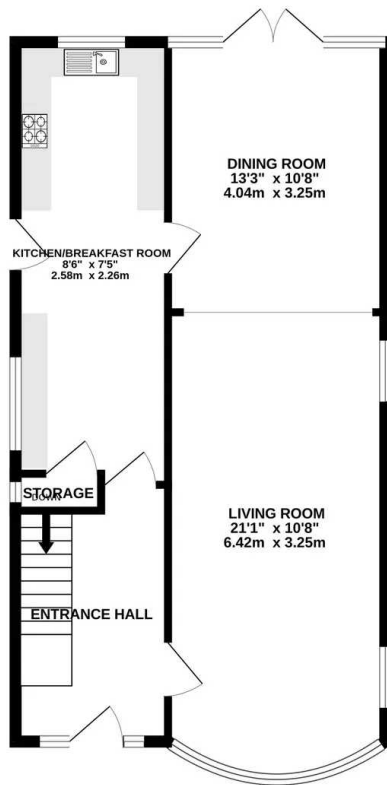
EPC Environmental Impact Rating: D



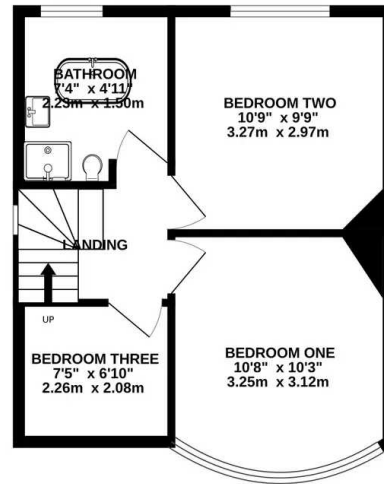
- THREE BEDROOM DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- SOUTH FACING REAR GARDEN
- LARGE OPEN-PLAN LIVING AND DINING ROOM
- GARAGE
- SUPERB LOCATION CLOSE TO WOODSMOOR TRAIN STATION



GROUND FLOOR



1ST FLOOR



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 operation or efficiency can be given.  
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A marvellous three bedroom detached home boasting immaculate accommodation throughout. With a fabulous south-facing rear garden, and sitting close to popular playing fields, amenities and Woodsmoor Train Station.

This wonderful family home boasts a bold and unique décor and has been thoughtfully extended to the rear. There is a wonderful bright and spacious living and dining room with bay window to the front and patio doors and skylights to the rear. The space is warmed by a log-burning stove, which also provides a lovely focal point to the room. There is a kitchen that sits off the dining area, with plenty of storage in the cupboards and drawers. The kitchen benefits from additional space from the rear extension and provides side access outside.

To the first floor there are three bedrooms and a family bathroom. The bedrooms are well-proportioned and comprise of two doubles and a single. The master bedroom sits above the living room and offers another lovely round bay window. The family bathroom is a most impressive suite with standalone copper bath with central taps, shower, WC and wash hand basin.

Externally the rear garden benefits from a southerly-facing aspect. It is generous in size and boasts excellent privacy from the mature trees and hedging. There are paths and patios that provide a lovely calming space and a generous garden/office room. To the front of the property the driveway provides off-road parking and gated access to the rear garden.

