

20 Regent Road, Stockport

£260,000 Leasehold

TWO BEDROOM SEMI-DETACHED • IMMACULATE THROUGHOUT • BEAUTIFUL PERIOD FEATURES ALONGSIDE MODERN RENNOVATIONS • LARGER THAN AVERAGE BATHROOM • UNCONVERTED CELLARS • TWO RECEPTION ROOMS AND MODERN KITCHEN • SOUTH-WESTERLY FACING GARDEN



A beautiful two bedroom semi-detached home boasting charming character features alongside stunning modern renovations. Benefitting from a large cellar and a generous garden with a south-westerly facing aspect and positioned on a one-way road close to superb transport links and local amenities. This lovely home is ready to move straight in to and is the perfect first home, buy to let investment or ideal for those downsizing.

Council Tax band: B

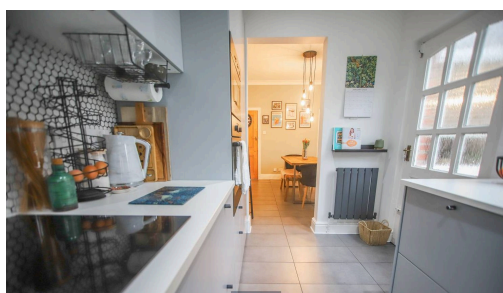
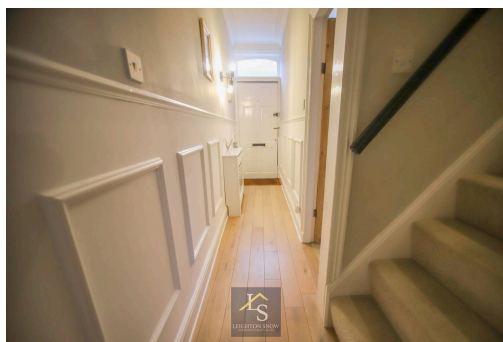
Tenure: Leasehold

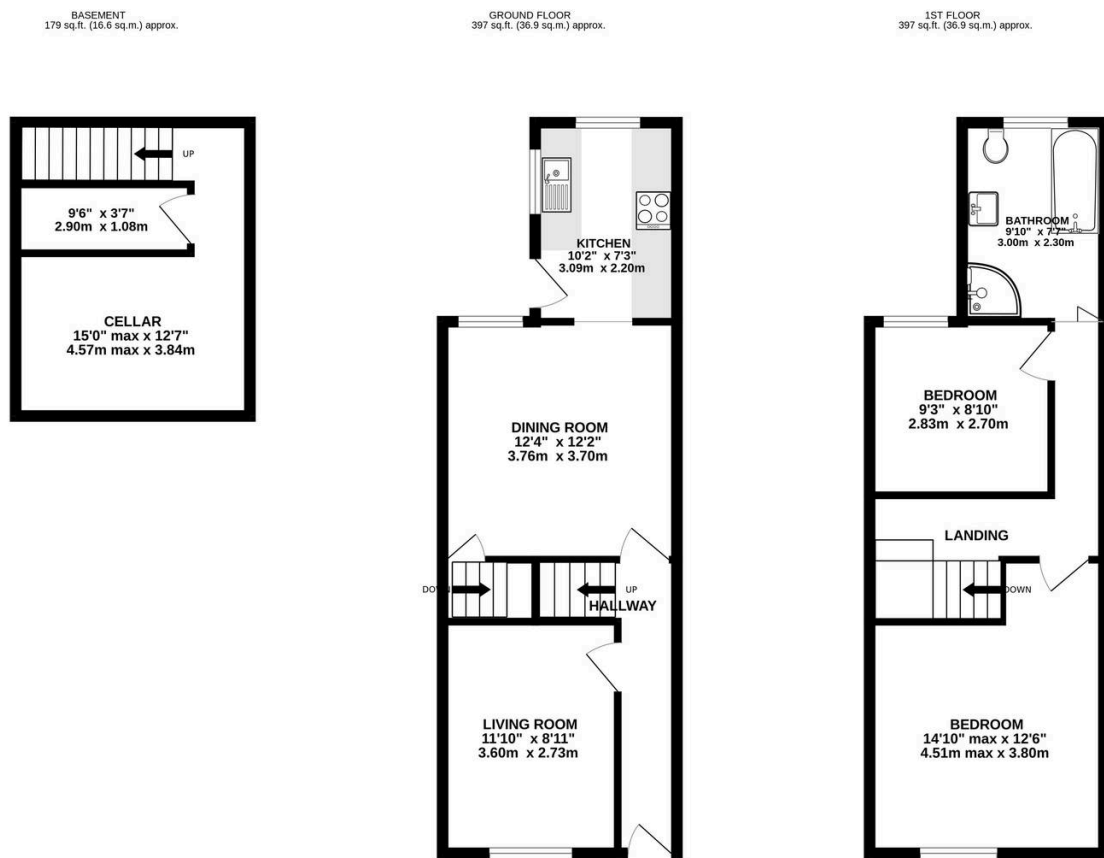
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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You are welcomed in from the road to an entrance hall with high ceilings adorned with cornicing and wall panelling setting the high-end character charm of the rest of the home. The living room sits to the left of the hallway and is a warm and cosy room with wood-effect log burning fireplace and bespoke fitted cupboards. The second reception sits at the foot of the hallway and is a large dining room with a most fabulous fireplace providing a beautiful focal point to the room. The dining area offers access to a large understairs storage cupboard that leads down to the unconverted cellar. The cellar is a generous space spanning the width of the front of the house. Back on the ground floor and the dining room opens into the kitchen with contemporary cupboards and drawers with integrated appliances.

To the first floor the layout has been thoughtfully considered and consists of two double bedrooms and a larger than average bathroom. A generous landing provides access to each room with the master a most-impressive double sitting the full width of the house. The second bedroom sits at the rear and boasts excellent fitted storage making the most of a dropped ceiling on the landing - a very well thought-out design idea. The bathroom completes the internal accommodation and certainly doesn't disappoint. It's size would be suited to a large detached home, boasting a modern four piece suite including bath, corner shower, wash hand basin and WC.

Externally the garden benefits from a south-westerly facing aspect and offers a large and relaxing space comprising a lawn laid to low-maintenance astro-turf enclosed by wooden fencing and brick walls. An elevated timber decking sits at the foot of the garden making the most of the sun. Access down the side of the house can be found via a wooden gate from the garden. At the front parking can be found on the road and the house itself sits back from the pavement by a brick wall and charming frontage with hedging offering a lovely kerb-appeal.

