

21 Countess Street, Stockport

£265,000 Leasehold

BEAUTIFULLY PRESENTED TERRACE HOME • TWO DOUBLE BEDROOMS • LARGE BATHROOM • SOUTH FACING GARDEN •
LOCATED CLOSE TO EXCELLENT TRANSPORT LINKS INCLUDING DAVENPORT TRAIN STATION AND THE A6 • LARGE
UNCONVERTED CELLARS



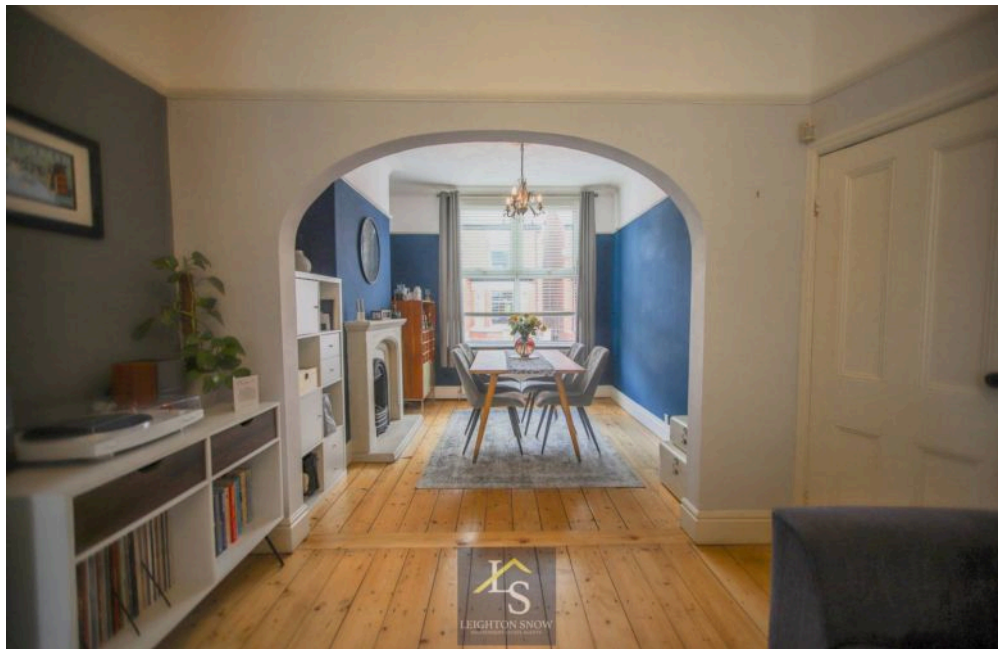
Welcoming to the market this fantastic two bedroom terraced home. Boasting two double bedrooms, and a generous bathroom, two large reception rooms and a modern kitchen together with a beautiful south-facing garden and unconverted cellars. This fabulous home is also located close to excellent transport links and is ready to move straight into.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

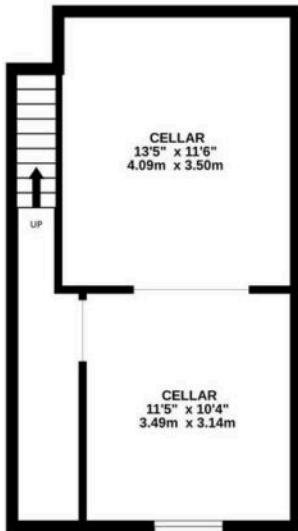
EPC Environmental Impact Rating: D



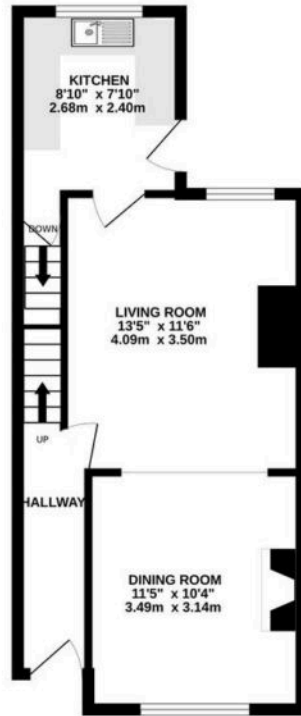
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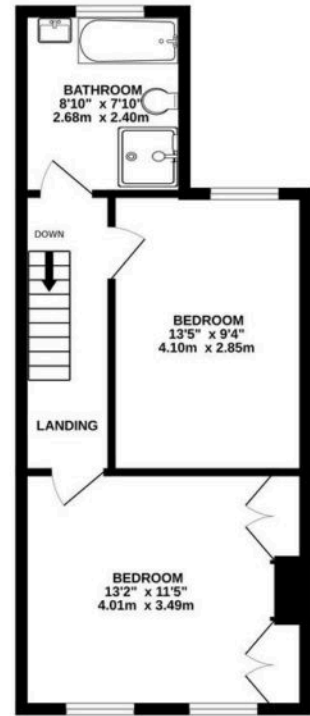
BASEMENT
335 sq.ft. (31.1 sq.m.) approx.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Sitting within easy reach of superb transport links this home is perfect for first time buyers or buy to let investors. It is presented beautifully throughout with modern design reflecting the characterful charm of the house. The entrance hall provides a warm welcome with patterned tile flooring and high ceilings. The living room sits to the right of the hallway and opens into the dining room. Original wooden floors seamlessly link the two spaces with dual aspect windows allowing in plenty of natural light. A characterful fireplace sits in the dining area at the front whilst there are charming views over the garden from the living room at the rear. The living room leads into the kitchen which offers access out to the garden. The kitchen also provides access down to the cellar. The cellar is unconverted and comprises of two large chambers. This is currently utilised as storage but has the potential to convert, subject to planning. To the first floor there are two double bedrooms, with the master spanning the width of the house and boasting two fitted wardrobes. The bathroom completes the accommodation and is a large room with a four piece suite comprising shower, bath, wash hand basin and WC.

Externally the garden is a lovely space laid to paving and stone chipping. There are two patio areas enclosed by brick walls and wooden fencing, with mature trees at the rear offering super privacy. At the front of the house there is a small gated patio setting the house back from the road. On road parking can be found along the road itself.



