

72 Vienna Road, Stockport

Offer Over £250,000 Freehold

NO ONWARD CHAIN • CONVERTED CELLAR • WELL-PRESENTED THROUGHOUT • CLOSE TO SYKES RESERVOIR • FAMILY BATHROOM AND LOWER GROUND FLOOR WC • TWO BEDROOMS



A marvellous two bedroom terrace property offering super space over three floors. Three reception rooms provide plenty of versatile living space alongside a modern kitchen and bathroom and two spacious bedrooms. Offered for sale with no onward chain this wonderful home is in turn-key condition having been extensively renovated and reconfigured by the current owner.

Council Tax band: B

Tenure: Freehold

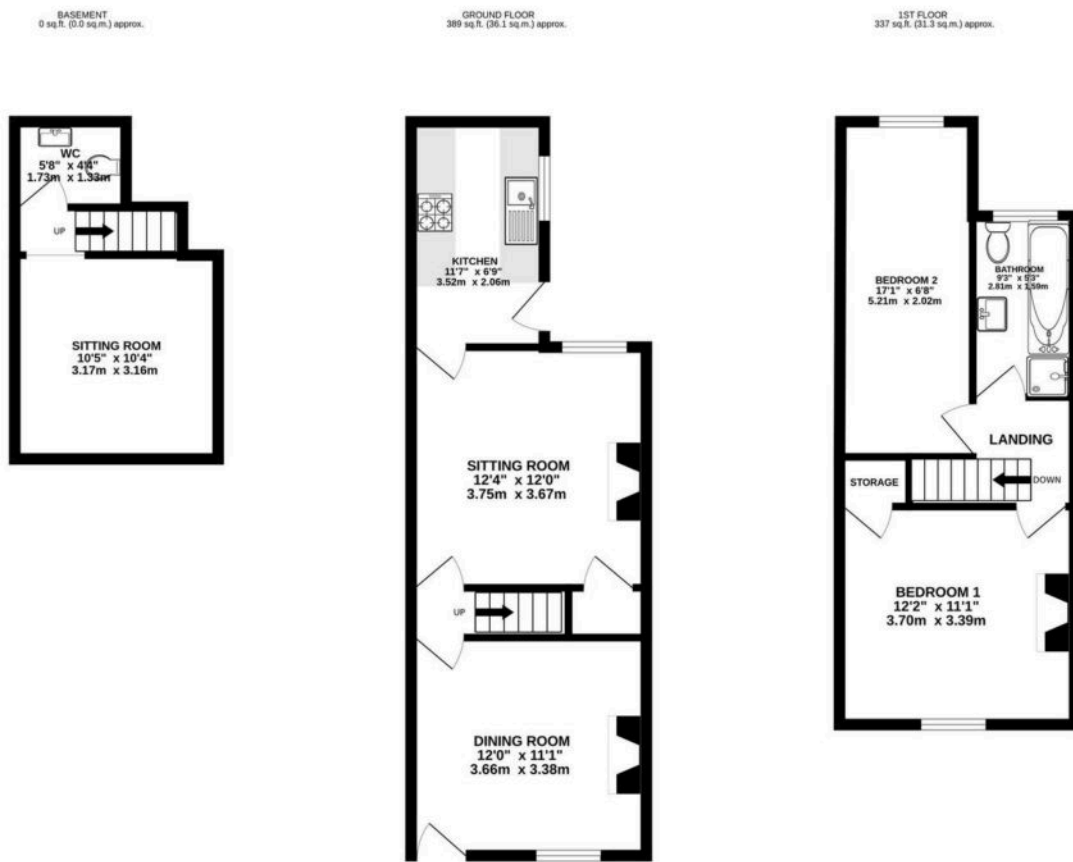
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- › CONVERTED CELLAR
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TOTAL FLOOR AREA: 725 sq.ft. (67.4 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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Positioned on a one-way road in Edgeley Vienna Road sits in easy walking distance of the picturesque Sykes Reservoir as well as handy transport links such as Stockport Train Station and the A6. Parking can be found on the unrestricted road outside the house, and the property itself sits behind a small brick wall providing separation from the road. Inside the property and to the ground floor are two generous reception rooms both offering contemporary electric fireplaces. The kitchen sits at the rear and is a modern space with white high-gloss cupboards and drawers set under wooden-style worktops. There is access out to the garden from the kitchen, the garden is a low-maintenance paved space enclosed by a brick wall. Back inside the house the rear reception room provides access down into the converted cellar space. This is a brilliant space that has been fully tanked and is currently utilised as a third reception room with the benefit of a WC. This could also be used as a super bedroom space. To the first floor there are two bedrooms and a bathroom. The bathroom is a modern four piece suite with shower, bath, WC and wash hand basin. The bedrooms are both generous in size with the master spanning the width of the property and offering an integrated storage cupboard.



