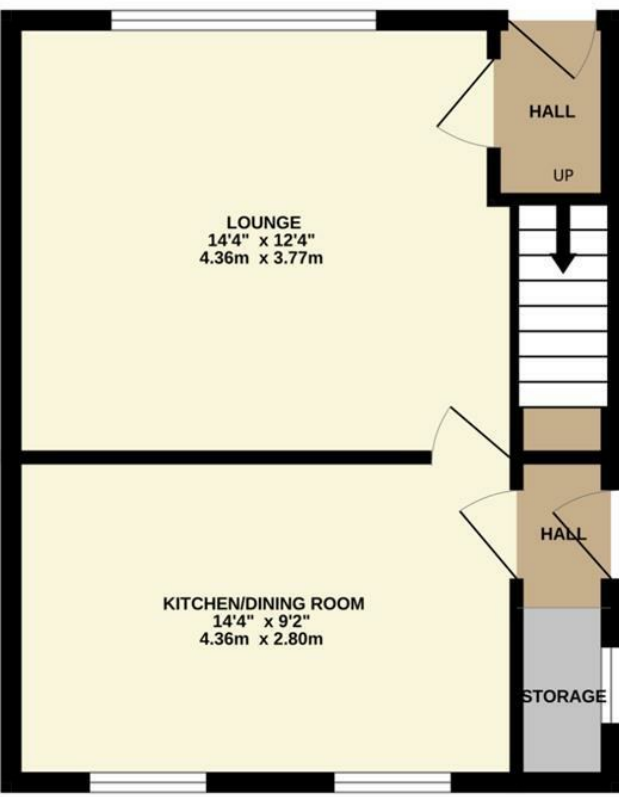
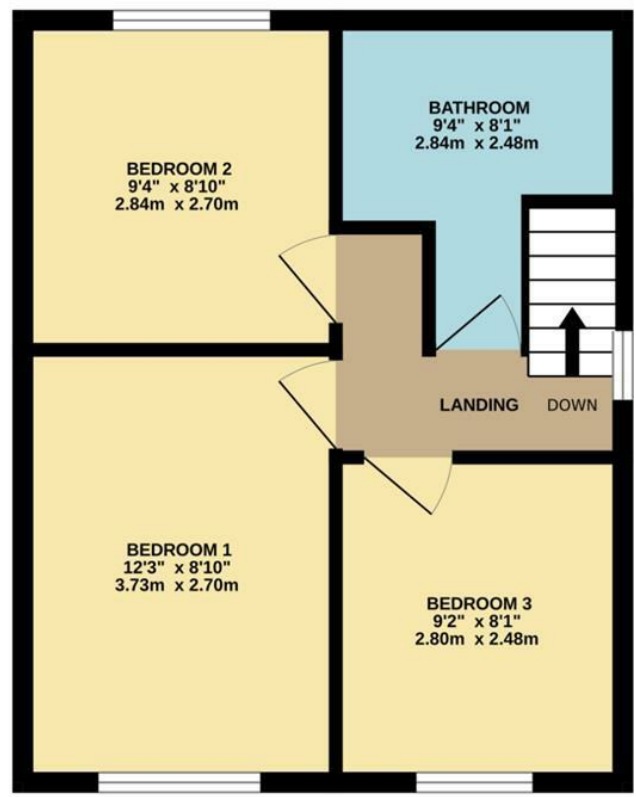


GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



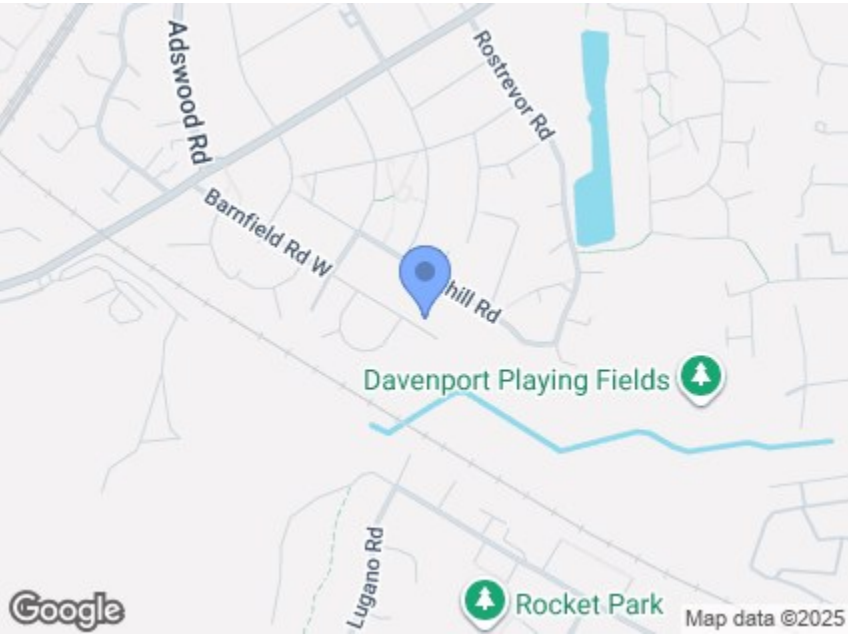
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



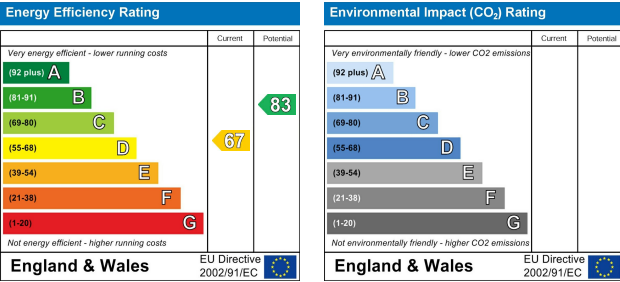
TOTAL FLOOR AREA : 731 sq.ft. (68.0 sq.m.) approx.

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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Directions
Postcode - SK3 8PU What 3 words - ///below.mild.gravel



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHARLES LOUIS

HOMES LIMITED



61 Barnfield Road West
, Stockport, SK3 8PU
£205,000



- Well-presented two-bedroom semi-detached home
- Modern fitted kitchen with ample storage and dining space
- Contemporary bathroom with white suite and shower over bath
- Popular Stockport location close to schools, amenities and transport links
- Spacious lounge with feature fireplace and large front window
- Two generously sized bedrooms, both tastefully decorated
- Large enclosed rear garden with patio and lawn area
- Tenure - Freehold, Council Tax - Stockport band A, EPC rated D

61 Barnfield Road West

, Stockport, SK3 8PU

Situated in a quiet and popular residential area of Stockport, 61 Barnfield, SK3 8PU is a charming and well-maintained two-bedroom semi-detached home offering bright, modern living spaces and a generous rear garden.

The property briefly comprises a welcoming entrance hallway leading to a spacious lounge with feature fireplace and large window allowing plenty of natural light. To the rear, the modern fitted kitchen offers ample storage, worktop space and room for dining, creating a practical and sociable space ideal for everyday living.

Upstairs, there are two well-proportioned bedrooms, both tastefully decorated, and a stylish family bathroom fitted with a modern white suite and shower over bath.

Externally, the home enjoys a large enclosed rear garden with patio and lawn — perfect for outdoor entertaining or family time — along with a neatly presented front garden and off-road parking.

Ideally located close to local schools, shops and amenities, the property benefits from excellent transport links to Stockport town centre, Manchester and surrounding areas, making it perfect for first-time buyers, young families or downsizers looking for a move-in ready home in a convenient, well-connected location.

Entrance Vestibule

With a front facing UPVC entrance door opens into the vestibule.

Lounge

14'4 x 12' (4.37m x 3.66m)
With a front facing UPVC window, feature fireplace, radiator and power points.



Kitchen

14'4 x 9'2 (4.37m x 2.79m)
With two rear facing UPVC windows, laminate tile effect flooring, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, electric hob with extractor hood, integrated fridge/freezer, plumbing for a washing machine, and UPVC door to side.



Master Bedroom

12'3 x 8'10 (3.73m x 2.69m)
With a front facing UPVC window, radiator and power points.



Bedroom Two

9'4 x 8'10 (2.84m x 2.69m)
With a rear facing UPVC window, radiator and power points.



Bedroom Three

9'2 x 8'1 (2.79m x 2.46m)
With a rear facing UPVC window, radiator and power points.



Shower Room

9'4 x 8'1 (2.84m x 2.46m)
With a side facing UPVC window, walk in shower unit, low flush WC and hand wash basin.



Rear Garden

An enclosed rear garden, mainly laid to lawn with plant and shrub borders and a patio area.



Front Garden and Driveway