



13 Nursery Lane
Stockport SK3 0PW
£270,000





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A Two Double Bedroom Period Mid Terrace with gardens to the front and rear.

Tucked away off the main road, this lovely period home is in immaculate condition throughout. Frog Cottage lies within an attractive row of cottages with gardens to the front, all set behind a high hedge and a gravelled parking area.

It lies close to local shops, transport and schooling. The M60 Motorway is just down the road giving access to Stockport, Manchester and Manchester Airport. Cheadle Village is within a mile and a half.

The accommodation comprises: Entrance Porch, Lounge, Dining Room, Fitted Kitchen, Landing, Two Double Bedrooms and Modern Bathroom/WC. Outside is a garden to the front. To the rear is an enclosed flagged yard with outside WC and shed plus gated access to a mature well stocked garden beyond.

The property is ideal for a first time buyer or someone looking to downsize.

- Gas Central Heating
- PVCu Double Glazing
- Two Double Bedrooms
- Modern Kitchen/Bathroom
- Gardens front and rear
- Freehold

Entrance Porch

Tenure: Freehold
Council Tax: SMBC A

Lounge
13'3" x 11'7"
Gas Stove, Laminated Floor

Dining Room
13'3" x 12' plus recess
Cupboard under stairs
Feature Fireplace, Laminate Floor, PVCU Double Glazed French Doors

Fitted Kitchen
7'11" x 7'5"
Fitted Cupboards, Work Tops, Gas Hob, Electric Under Oven/Grill
Extractor Hood, Tiled Floor, Inset Lighting, Space for Fridge/Freezer

Storage Cupboard at Bottom of Stairs to:

Landing

Bedroom One
13'4" x 11'8"
Cast Iron Feature Fireplace
Built in Wardrobe with Cupboard above

Bedroom Two
11'8" x 10'5"
Built in Wardrobe

Bathroom/WC
7'9" x 7'3"
Tiled Walls and Floor, White Modern Suite & Shower over Bath
Inset Lighting, Cupboard with Wall Mounted Gas Boiler

Outside
Outside WC, Shed, Garden to the front
Enclosed Yard to Rear, Established Gardens further back.

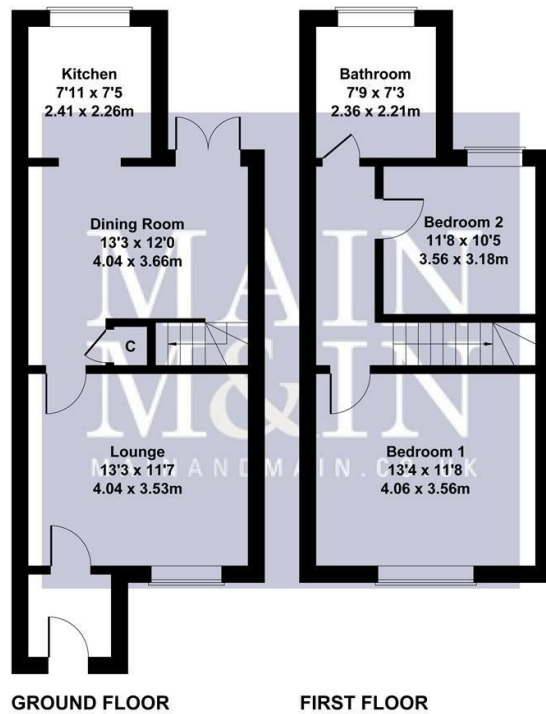
NB: Right of way for the emptying of the bins etc





Nursery Lane

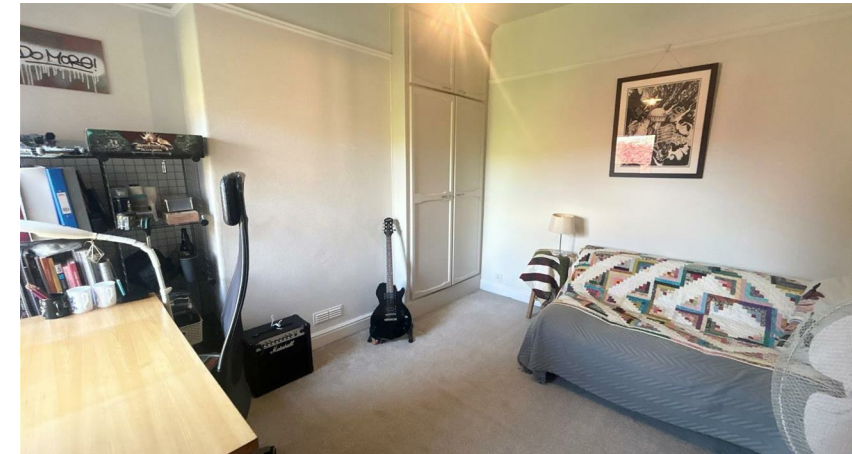
Approximate Gross Internal Area
789 sq ft - 73 sq m



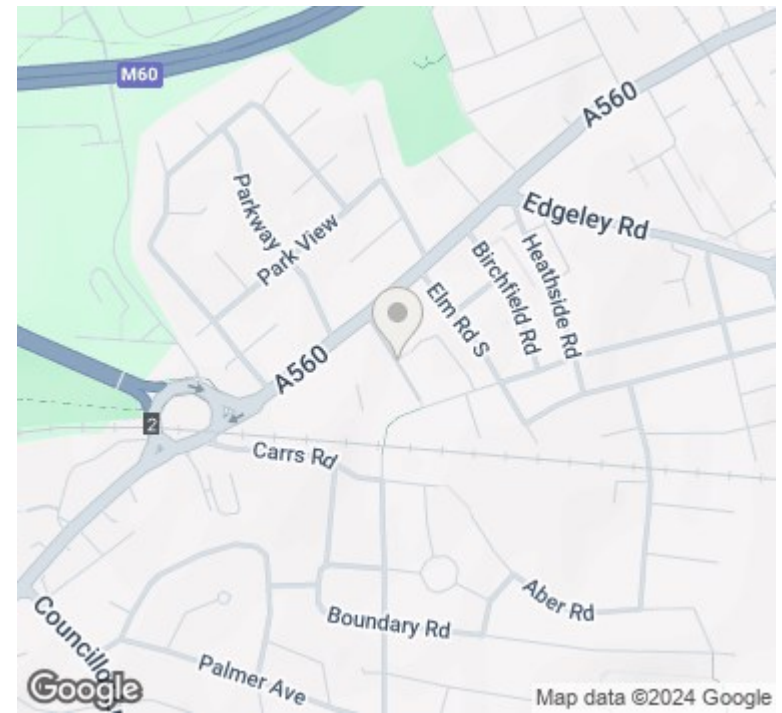
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



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