



44 Florist Street  
Stockport SK3 8DX  
Offers Over £175,000

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# 44 Florist Street Stockport SK3 8DX

Offers Over £175,000

Offered for sale with no onward chain involved, this extended Victorian mid-terrace house benefited from a renewed roof covering and a replacement combination boiler in 2025. The house would benefit from some further cosmetic updating, but it is an ideal property for a buyer looking for a property to put their own stamp upon.

An entrance vestibule leads to a living room with feature coving to the ceiling. There is a separate dining room, with access to an unconverted single chamber cellar. The kitchen has been extended and it is fitted with white base and eye-level units.

To the first floor are two bedrooms and a bathroom which is fitted with a white suite, with shower above the bath.

The house stands behind a gated forecourt area. To the rear is a garden with artificial grass, decorative borders and a gate providing access to the rear.

Florist Street forms part of a popular residential area which benefits from good access to amenities and transport links.

These homes are ever-popular with owner-occupiers and investment buyers. An internal viewing is advised in order to appreciate the significant potential on offer.

- Two Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Cellar
- PVCU Double Glazing
- Gas Combi Boiler (replaced in 2025)
- Roof Covering Renewed (2025)
- Garden to Rear
- Some Cosmetic Updating Required
- No Onward Chain

Entrance Vestibule

Living Room  
12'1 x 11'5

Dining Room  
12'1 x 11'10

Kitchen  
6'0 x 13'9

First Floor Landing

Bedroom One  
12'1 x 11'5

Bedroom Two  
8'1 red to 6'4 x 11'10 max

Bathroom  
5'6 x 8'1

Cellar  
12'1 x 11'6  
Unconverted single chamber cellar.

Externally  
Gated forecourt.  
Garden to rear with decorative borders.  
Gate to rear.

Tenure Information  
873 years remain of a 999 year lease which expires on 08/04/2899.  
Ground Rent of £1.50 PA reported by client.

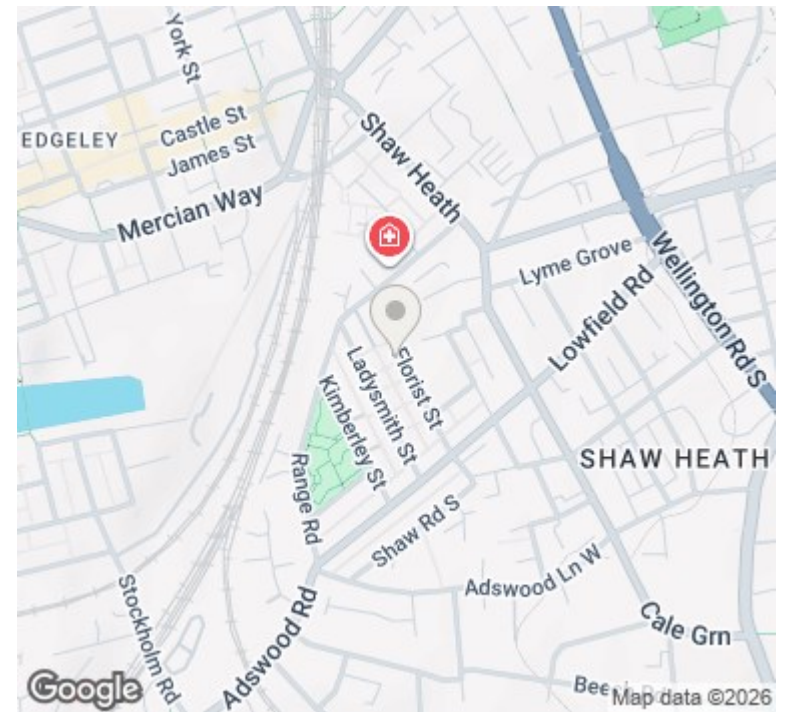


Tenure: Leasehold  
Council Tax: Stockport A



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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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Company Registration No. 5615498