



27 Islington Road, Great Moor, Stockport, Cheshire, SK2 7JH

£250,000

Property **ONE**



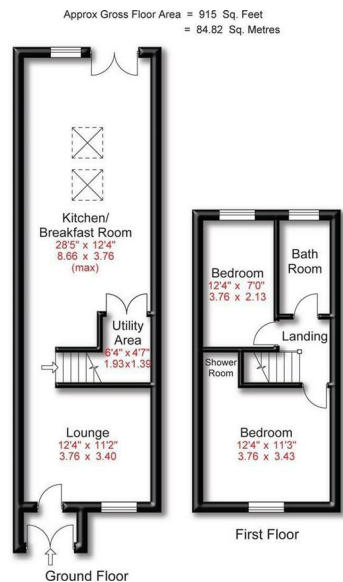
- Beautifully Appointed and Extended Semi-Detached Property
- Modern Kitchen with appliances
- Extended Rear Room providing additionally Living Space
- Single Bedroom to the rear
- L-Shaped Lawned Garden with Patio and Outhouse
- Generous Reception Room with Log Burning Fire
- Hidden Utility Area under the stairs
- Double Bedroom with Shower to the front
- Modern Family Bathroom
- Extremely Sought After Location

## THE PROPERTY

This Extended and Beautifully Appointed Two Bedroomed Semi-Detached Property is situated on Islington Road in the heart of Great Moor, boasting an Array of Amenities catering to every need within walking distance, including Eateries, Restaurants, Cafes, pubs and restaurants. With a short walk to Stepping Hill Hospital, the location is perfect for employees of the hospital, or for those with a small family whose children go to local schools.

In brief, the accommodation comprises: Entrance into Porch and through into a Bright Reception Room with log-burning fire. A Fabulous Extended Kitchen/ Diner/ Living Area is situated to the rear, complete with a Bespoke Birch-ply Kitchen and an enclosed Utility Space hidden away under the stairs. Stairs lead to the First Floor Landing where you find a Generous Double Bedroom to the front with Shower area, and a Second Bedroom to the rear alongside a Modern Family Bathroom with shower above the bath.

Externally, there is an Exceptionally Large L-Shaped Garden with Large Patio Area for entertaining, as well as Large Lawned Area and outhouse with electric power. Unrestricted On-Street Parking available. The Property has an EPC rating of D, and is council tax band- B. Freehold.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our office, head towards Bramhall Lane South and turn left. Continue on past Stepping Hill Hospital on your left, through the traffic lights and to the junction with Buxton Road/ A6. Turn Left and head through the next set of traffic lights. Continue on through the Pedestrian Crossing and to the next set of traffic lights, turn left and second left again onto Islington Road. The property is half way down on the left hand side.