



7a Hardcastle Road, Edgeley, Stockport, Cheshire, SK3 9BY

£250,000

Property **ONE**



- Excellent Investment Opportunity
- Immediate Return on investment
- Modern Family Kitchen and Bathroom
- Three Bedrooms
- Low Maintenance and Private Rear Garden
- Long-Standing Tenants in situ
- Beautifully Presented Property
- Separate Reception Rooms
- Basement Cellar
- Sought After and Convenient Location



### Directions

From our office in Hazel Grove, head to Bramhall Moor Lane and turn left towards Stepping Hill Hospital and the A6. Continue onward until the traffic lights opposite Sainsbury's, and turn left onto the A6. Continue straight past Stockport School and continue onwards and turn left opposite St Christophers House, onto Longshut Lane West. At the traffic lights, turn right onto Shaw Heath, before turning left down Booth Street. At the traffic lights, turn left onto Mercian Way, and continue straight, past the Edgeley Park Football Ground on your left. Continue straight until you reach a set of traffic lights, and turn left onto Dale Street. From there, you will take your 4th left onto Hardcastle Street, where the property will be on the left, opposite Edgeley Park.

Pepper House 1 Pepper Road, Hazel Grove, Stockport, Greater Manchester, SK7 5DP  
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## THE PROPERTY

CALLING ALL LANDLORD INVESTORS!!!

This BEAUTIFULLY PRESENTED Three Bedroomed Mid-Terraced Property is situated in Edgeley For Sale with Tenants in situ, within WALKING DISTANCE to the Reservoir, Edgeley Centre, Shops. Schools, transport links and Stockport Train Station. this converted Three Bedroomed Property, also boasts a Fully Renovated Modern Bathroom, a Modern Kitchen, Two Separate Reception Rooms, and Entrance Hallway and a Basement Cellar. Providing a Fantastic Investment opportunity for new or seasoned Landlord's with long-standing Tenants paying £1,100.00 per calendar month, ensuring the new landlord receives immediate return on investment.

Freehold, EPC Grade - D, and NO CHAIN.

To Book Viewing Appointment Tel: 0161 511 5339

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	