



71 ISLINGTON ROAD, GREAT MOOR, STOCKPORT, SK2 7JH
Asking price £315,000

PROPERTY ONE



*****NO ONWARD CHAIN*****

Welcome to this Extremely Well Presented THREE DOUBLE BEDROOMED Semi-Detached Town House on Islington Road. Situated in the Heart of Great Moor, the property boasts an Array of Amenities including Shops, Cafes, Restaurants and Pubs on the doorstep, as well as being within close proximity and walking distance to several Reputable Primary and Secondary Schools.

In brief, the accommodation comprises: Entrance into a welcoming entrance hallway with a Capacious Reception Room to the front with a lovely Fireplace. Beyond is a Second Reception Room with understairs storage which leads into a Modern Fitted Kitchen with integrated Fridge & Freezer, and Conservatory alongside with double doors leading to a Paved rear Garden. Stairs lead from the Hallway to the First Floor Landing, where you find Two Generous Double Bedrooms and a Family Bathroom. Up another flight of stairs, you come to a Convenient Office/ Study space alongside a Third Double Bedroom and a Second Shower Room.

Externally, the property benefits from Off-Road Parking for Two Vehicles to the front via a Tarmacked Driveway and a Low-Maintenance and Private Paved Garden to the rear. The property is Freehold, and Council Tax Band- B. EPC Grade- E. Viewing essential.


- **NO ONWARD CHAIN**
- **Two Separate Reception Rooms**
- **Three Generous Double Bedrooms**
- **Modern Shower Room to the Second Floor**
- **Off-Road Parking via Large Driveway**

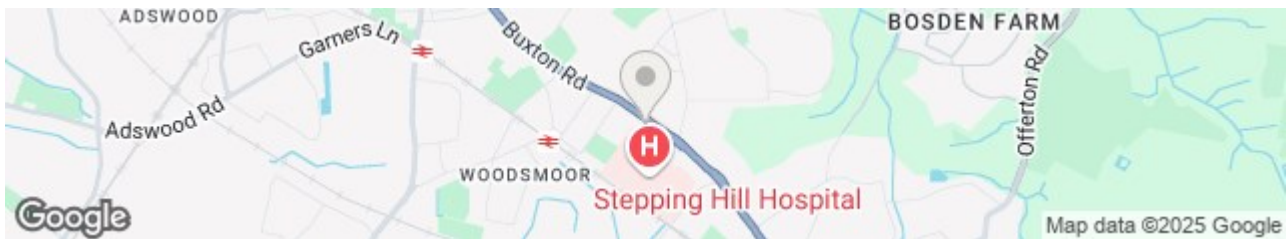
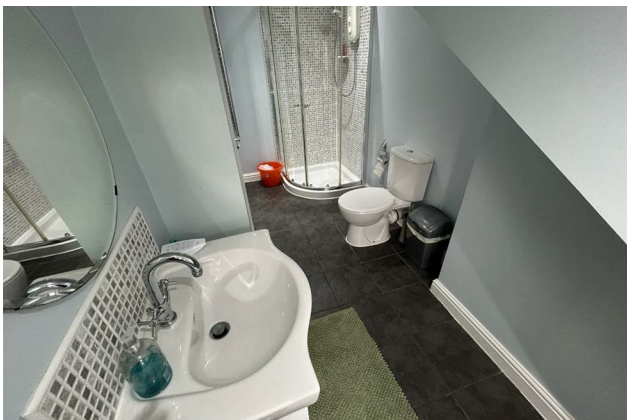
- **Well Presented Family Home**
- **Fitted Kitchen with Conservatory**
- **Modern Family Bathroom to the First Floor**
- **Valuable Office/ Study/ Dressing Space**
- **Extremely Convenient and Sought After Location**



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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Energy Efficiency Rating

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



From our office, head left onto Bramhall Moor Lane towards Stepping Hill Hospital and Hazel Grove. At the traffic lights opposite Sainsbury's, turn left onto Buxton Road (A6) towards Stockport. Continue straight on, through the lights and past the Crown Pub. Turn left opposite the Co-Op, onto Norwood Road, and take the First Left Turn onto Islington Road. The property is the very last house on the left hand side.

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