



*63 Vicarage Road, Cale Green, Stockport, SK3 8HL*

*£1,150 Per month*

PROPERTY ONE





***\*\*OPEN DAY 11TH OCTOBER - By appointment only\*\****

***This Large and Modern Two Bedroomed Semi-Detached Property is situated in the Popular Area of Cale Green, within close proximity to an Array of Amenities and Excellent Transport Links for those commuting.***


***The accommodation briefly comprises: Entrance into Hallway with a Separate Lounge with Feature Fireplace to the front. There is a Spacious Dining Room to the rear, which leads to a Fully Fitted and Modern Kitchen beyond, complete with integrated Appliances and access to the Rear Garden. There is a Downstairs WC off the Dining Room. Stairs lead from the Hallway to a Generous Double Bedroom to the front, with a Second Smaller Bedroom to the rear. Alongside is a luxury, fully tiled bathroom, with a white low-level suite and shower above the bath.***

***Externally, there is a Small Walled Garden to the front with Ample On-Street Parking Available. There is access via a Side Ginnel to the a Low-Maintenance,, Private Rear Garden, complete with Artificial Grass. The property is offered on an Unfurnished basis and is Council Tax Band- B. EPC Grade- C. Available Immediately.***

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- **Large Dining Room with Open-Plan Aspect to Kitchen**
- **Modern Fitted Kitchen with Appliances**
- **Second Single Bedroom/ Home Office**
- **Low-Maintenance Rear Garden with Artificial Grass**

- **Separate Lounge with Feature Fireplace**
- **Downstairs WC**
- **Generous Double Bedroom**
- **Luxury Tiled Bathroom with Shower above the bath**
- **Large Two Bedroomed Semi Detached Property**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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 



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