



36 Carmichael Street, Edgeley, Stockport, Cheshire, SK3 9JX
£1,250 Per month



This WELL PRESENTED Two Double Bedroomed Mid-Terraced Property is Conveniently Situated in an Extremely Sought After Location in Edgeley, within WALKING DISTANCE to Edgeley Centre, boasting Cafes, Shops and Restaurants and also Stockport Railway Station, for those needing to commute.

The accommodation comprises: Entrance into a Small Porch and through into a Hallway. There are Two Separate Reception Rooms, with the Lounge to the front boasting a Large Window and Feature Fire. The Dining Room to the Rearf is a Generous Size, with an Open-Plan aspect to a Modern Family Kitchen, complete with Fitted Wall and Base units, a Washing Machine, Dishwasher, Fridge Freezer and integral Oven and Hob. Stairs lead from the Kitchen down to a Basement Cellar providing Valuable Additional Storage Space. To the First Floor, there is a Large Double Bedroom to the front, with a Second Small Double/ Large Single Bedroom overlooking the rear, alongside a Luxury Family Bathroom with low-level bath and a Large Separate Shower Cubicle.

Externally, there is a Small Walled Garden to the Front with Ample On-Street Parking Available. To the rear is an Enclosed and Private, Low-Maintenance Garden with access to a Shared Rear Ginnel. The property is offered on an Unfurnished Basis but with White Goods. Council Tax Band- A, Strictly NO Smokers and NO Pets. EPC Grade- C.

- Beautifully Presented Mid Terraced
- Modern Family Kitchen with appliances
- Large Double Bedroom
- Luxury Bathroom with Shower
- Sought After Location

- Two Separate Reception Rooms
- Basement Cellar
- Second Smaller Bedroom/ Office
- On-Street Parking Available
- Finished to a High Standard



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		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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