



45 Graham Road

, Stockport, SK1 4JJ

**Offers over £275,000**



# 45 Graham Road



## Description

Harratts Property Services is delighted to present this exceptional three-bedroom semi-detached home, ideally situated on Graham Road, Offerton. This property offers an incredible opportunity as it is attractively priced for a quick sale.

With the added benefit of no onward chain, this home is particularly appealing to first-time buyers, given its impeccable condition. It is evident that the current owners have taken great pride in maintaining and enhancing this property.

The rear garden is truly a sight to behold, boasting a stunning patio area and a meticulously maintained lawn. Additionally, off-road parking is available, further adding to the convenience of this home. Furthermore, its location is highly advantageous, as it is in close proximity to excellent schools and public transport links.

To avoid missing out on this remarkable property, we urge you to contact our office today to arrange a viewing. This opportunity is not expected to last long, so act swiftly.

- IMMACULATE THREE BEDROOM FAMILY HOME
- STUNNING REAR GARDEN WITH PATIO AREA AND LAWN
- BEAUTIFUL BRAND NEW KITCHEN
- CONSERVATORY PROVIDING EXTRA SPACE TO RELAX
- DOUBLE DRIVEWAY
- CLOSE TO ALL MAJOR TRANSPORT LINKS





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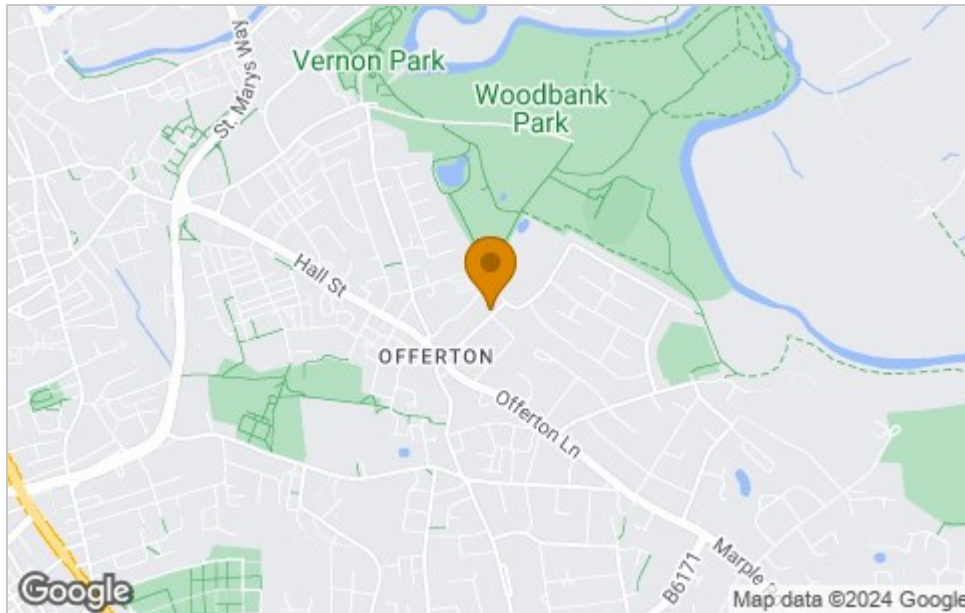


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# Floor Plan



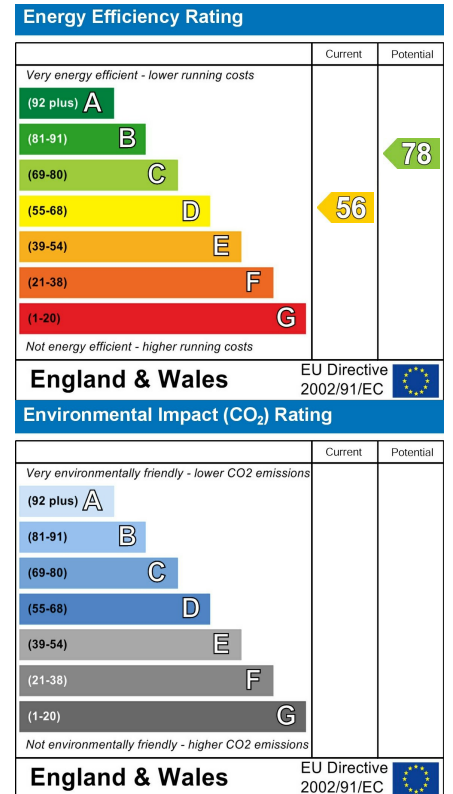
# Area Map



# Viewing

Please contact our Harratts Property Services Office on 0161 791 1350 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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