1 Akesmoor Drive

, Stockport, SK2 6BU

Offers in the region of £350,000

3   1   1

Description

Harratts Property Services presents this three-bedroom semi-detached home for sale in the popular area of Mile End (Stockport) with the benefit of no chain. The property welcomes you with a great-sized hallway, leading you into the ample-sized lounge area where you can relax with the family. This house also benefits from a utility room. The home features a brand new modern fitted kitchen with integral appliances and a sunroom that provides an ample amount of natural light while overlooking the huge rear garden. The garden is lawned, not overlooked, and a superb space to entertain both family and friends.

Upstairs, you will find a family bathroom, two double bedrooms, and a single bedroom, perfect for a growing family. If you're looking for a hassle-free move and a house with bags of potential to extend in more than one way, this property is ideal.

The property is conveniently located close to excellent transport links, with Woodsmoor Train Station providing a regular service to Manchester City Centre. There are also excellent schools nearby, and the property is within walking distance to Stockport Grammar School. Additionally, the property is easily

- ***NO CHAIN***

- Large Rear Garden

- Popular Location

- Three Bedroom Semi-Detached

- Driveway

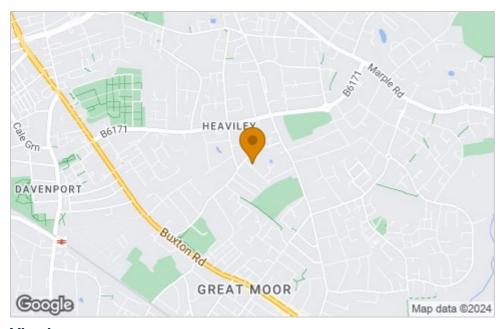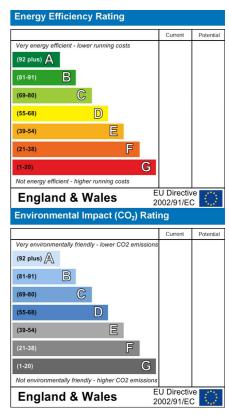- Close To Outstanding Schools and Transport Links

Floor Plan

Floor 0

Hallway
16'3" x 5'11"
4.96 x 1.80 m

Laundry Room
7'10" x 5'11"
2.40 x 1.81 m

Living Room
13'8" x 11'6"
4.18 x 3.52 m

Kitchen
12'4" x 11'7"
3.77 x 3.54 m

Sunroom
11'0" x 9'9"
3.37 x 2.99 m

Floor 0

Floor 1

Bedroom
7'6" x 5'10"
2.31 x 1.79 m

Landing
8'5" x 2'10"
2.58 x 0.87 m

Bathroom
7'6" x 5'10"
2.30 x 1.78 m

Bedroom
14'4" x 11'7"
4.39 x 3.55 m

Bedroom
12'3" x 11'6"
3.74 x 3.51 m

Floor 1

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Approximate total area[1]
970.57 ft²
90.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Area Map

HEAVILEY
DAVENPORT
GREAT MOOR
B6171
Marple Rd
Cale Grn
Buxton Rd

Google — Map data ©2024

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC