

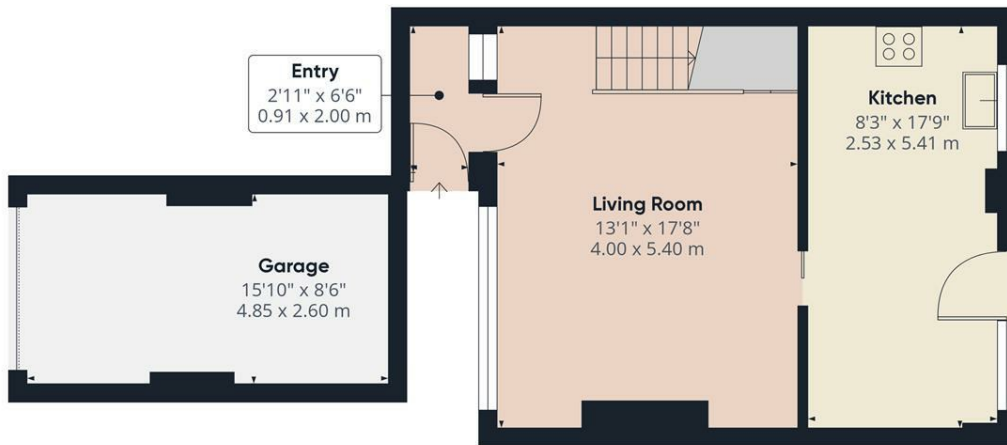


## 9 Glenmoor Road, Stockport, SK1 4EB

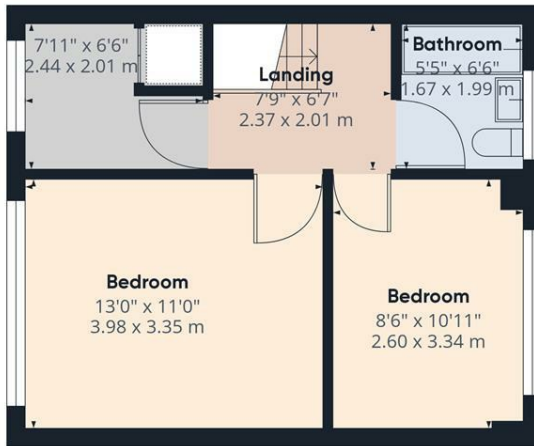
Harratts Property Services are proud to present this three-bedroom terrace property situated on the edge of the popular cul-de-sac Glenmoor Road, across two floors the property offers a spacious living room and separate kitchen/diner to the rear which looks over the patio garden, on the second floor you will find three bedrooms, two of which are doubles and a family bathroom. The property benefits from offroad parking and an attached garage to the front of the property, the homes itself requires updating throughout and offers potential buyers a superb opportunity to put their own stamp on their home.

- Three Bedroom Terrace Property
- Two Double Bedrooms
- Off Road Parking
- Attached Garage For Additional Storage
- Rear Patio Garden
- Close To Transport Links

**£230,000**



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
886.41 ft<sup>2</sup>  
82.35 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		