

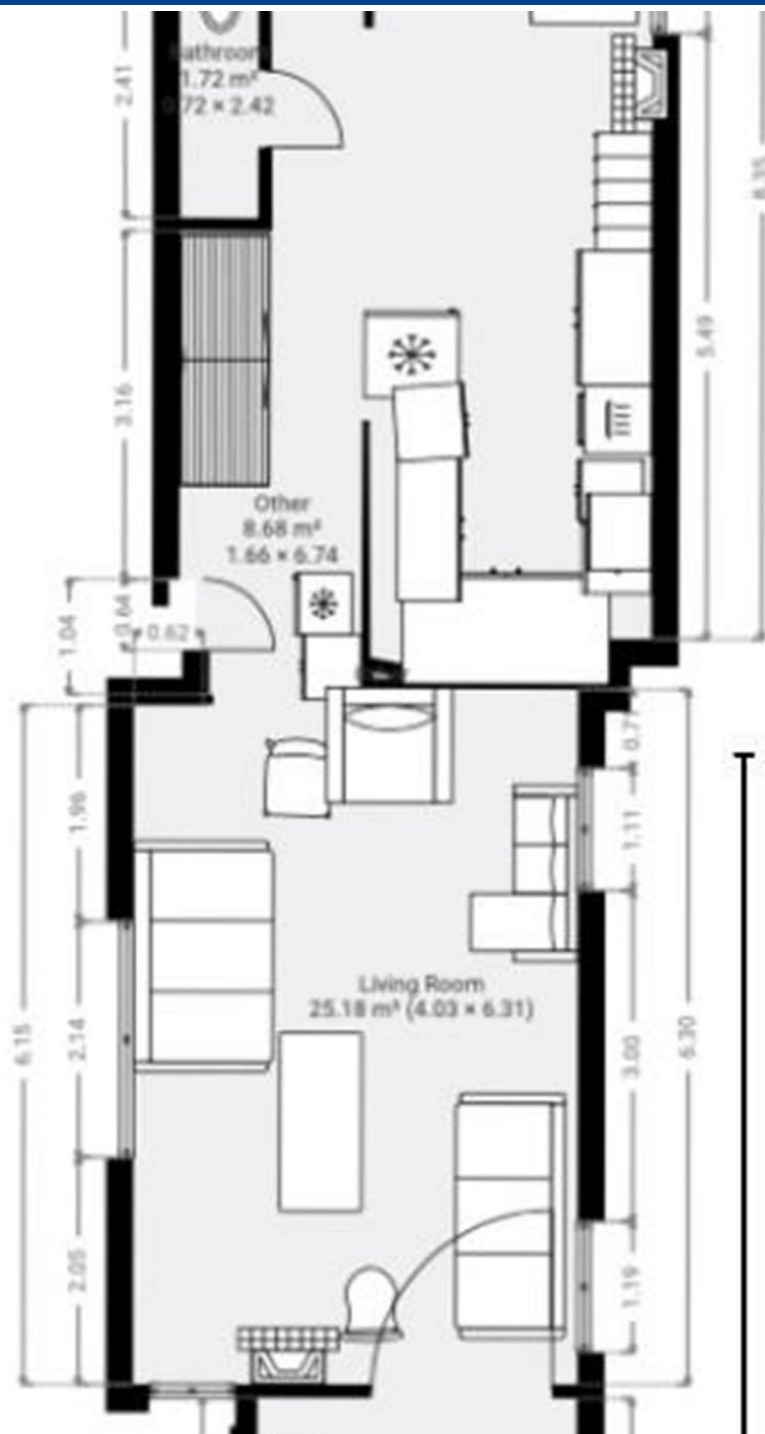


RE/MAX
North

8 Prestbury Close, Stockport, SK2 7HW

By auction £280,000





First Floor



Second Floor

Extension comprises of living room and study
 Extension approx total area 345 sq. ft

By auction £280,000

8 Prestbury Close

Stockport, SK2 7HW

- Large extension with lounge, study
- Close to local amenities & transport
- Upgraded flooring & underfloor heating
- Freehold property
- Excellent investment opportunity
- For sale via Modern Method of Auction
- Approx 1560 sq ft of living space

This substantial freehold 5-bedroom property presents a fantastic opportunity for investors or home buyers seeking a project with significant potential. Located in the highly sought-after area of Hazel Grove, this home offers over 1560 sq ft of living space, including a large extension comprising a lounge and study on the ground floor, ideal for those looking to create a modern, open-plan living environment.

First Floor:

Includes a bright main bedroom, a second double bedroom, and a modern three-piece bathroom suite.

Second Floor:

Offers two double bedrooms (one with en-suite WC), a single bedroom, and three WC facilities in total for added convenience.

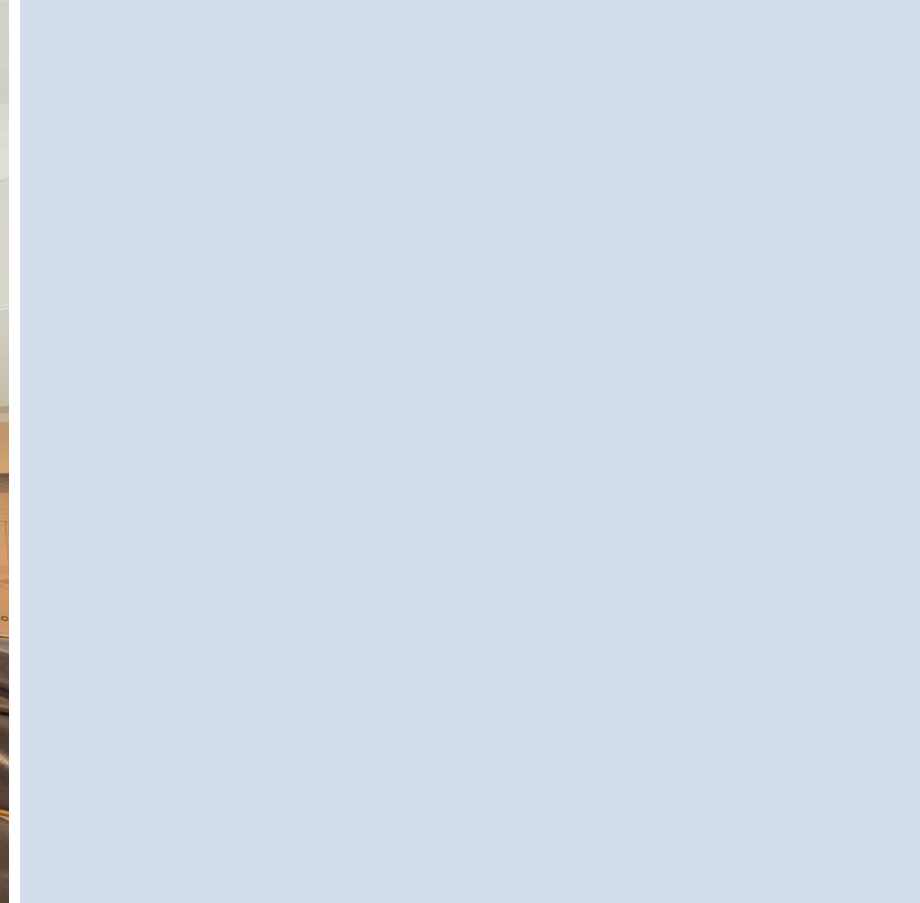
The desirable location places it close to local amenities, excellent transport links, and Stepping Hill Hospital, ensuring strong rental demand and long-term capital growth potential.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.







Floor Plans

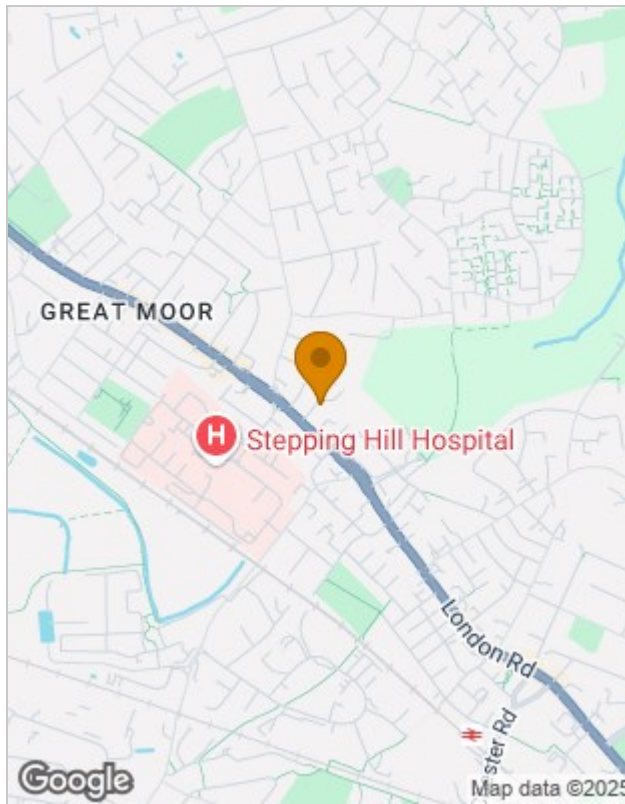


Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Score Range	2002/91/EC	Current
A	92 plus		
B	81-91		
C	69-80		
D	55-68	66	
E	39-54		78
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	2002/91/EC	Current
A	92 plus		
B	81-91		
C	69-80		
D	55-68	66	
E	39-54		78
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions