



# RESIDE

STOCKPORT



16 Cruttenden Road  
Great Moor, Stockport, SK2 7NB

**Guide Price £315,000**



## 16 Cruttenden Road

Great Moor, Stockport, SK2 7NB

Reside Stockport is pleased to present for sale this traditional three bedroom semi-detached family home, ideally situated near the charming villages of Hazel Grove and Great Moor! The property is also conveniently located within close proximity of excellent transport links and Stepping Hill Hospital.

The ground floor of this inviting family home features a welcoming entrance hall, an open-plan lounge/dining area with a bay window, and a modern fitted kitchen in an attractive sage color with sliding doors to the rear garden, complemented by a conservatory-style extension that wraps around the back of the property and a generous sized downstairs WC. To the first floor, there are three well-proportioned bedrooms and a contemporary wet room-style shower.

Externally, the property boasts a well-maintained driveway at the front, providing gated access to the rear. The rear garden is adorned with Indian stone flooring, a decking area, perfect for entertaining and a wild garden area to the back of the garden!

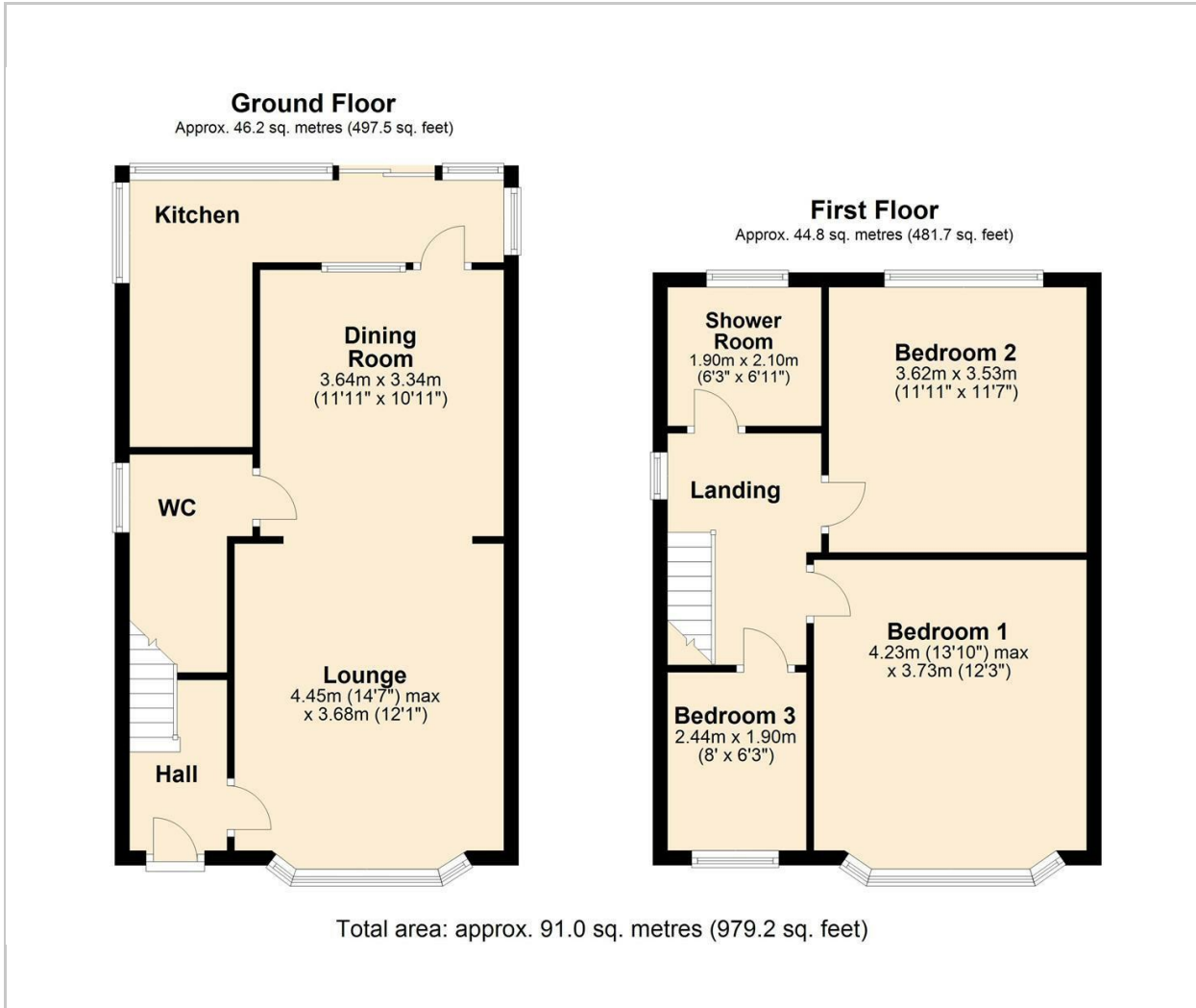
Viewing highly advised!

- Off Road Parking
- Large Rear Garden
- Ground Floor Extended
- Open Plan Lounge/Diner
- Downstairs WC
- Sought After Location
- 2 Reception Rooms
- EPC Rating TBC





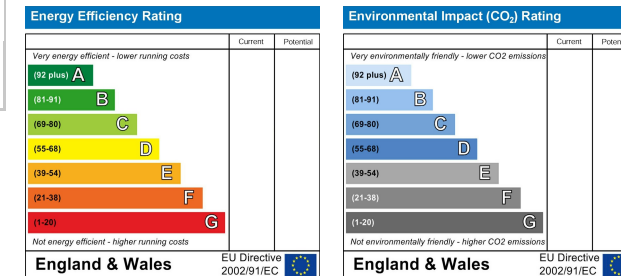
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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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