



AGENT **MXM**

Wordsworth Road, Reddish, Stockport, SK5 6JH.

£250,000

3 1 2



Quiet cul-de-sac. Field at the back. Big, useful garden. This spacious three-bed semi in Reddish, is set up for easy family living.

Location first: you're in a handy spot for local shops, schools and parks, with Reddish Vale close by for weekend walks. Getting around is simple too, straightforward links into Stockport and Manchester by road or public transport, so the commute, the big shop and football runs are all covered.

Inside, downstairs: a welcoming hallway with useful downstairs storage, two reception rooms (cosy living room up front, a second room that works well as a dining room/playroom/home office) and a modern kitchen with integrated appliances- clean lines, everything to hand. The layout flows straight out to the garden, which is the star of the show: proper lawn, plenty of space to kick a ball, and an open outlook over the field so it feels private and green.

Upstairs you'll find three straightforward bedrooms, all with storage, and a bright, modern bathroom, plus a separate WC- handy on busy mornings.

Outside, there's off-road parking on the drive and that great rear garden with no houses right behind you.

In short: a lovely, low-stress home with space where it counts- ideal for a growing family, but just as good for couples who want a calm street, a great garden and a bit of future-proofing.

PART A

Council Tax : B

Tenure: Freehold

PART B

Property Type & Construction - Brick

Electric and Water Supply - Mains

Heating - Gas central

Sewerage - Mains

Broadband - Ultrafast

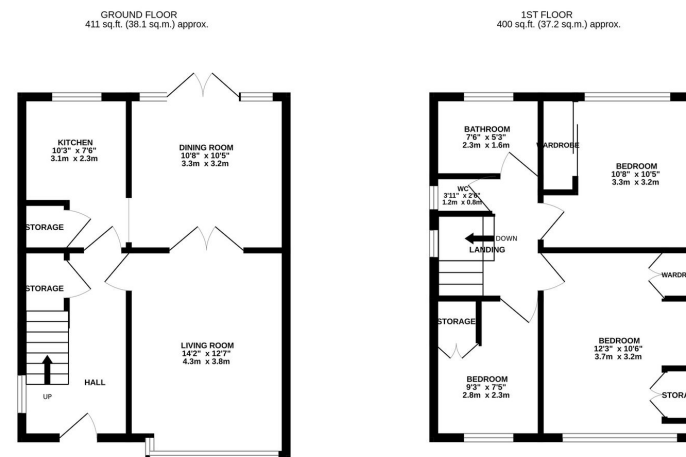
Mobile Coverage - 4G

Parking - Driveway





- Cul-de-sac location
- Open aspect to the rear
- Two reception rooms
- Three bedrooms
- Spacious accommodation
- Great garden
- Off road parking
- Well presented throughout
- Brilliant family home
- Property Reference - EP0200



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2020