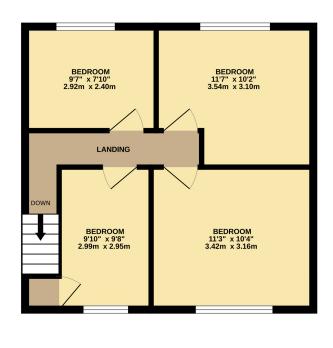


FLOOR LAYOUT Not to Scale - For Identification Purposes Only

GROUND FLOOR 398 sq.ft. (37.0 sq.m.) approx. 1ST FLOOR 444 sq.ft. (41.3 sq.m.) approx.





TOTAL FLOOR AREA: 842 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operating or efficiency can be given.

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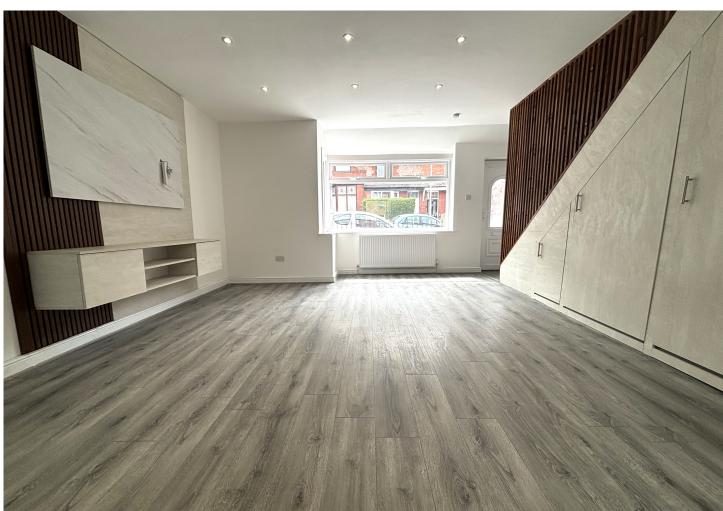
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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correctibut do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.







Features

- Refurbished & Spacious Mid Terraced
- 4 Bedrooms
- Refitted Kitchen & Shower Room
- Available With No Chain
- Stylish Open Plan Living

A refurbished and incredibly deceptive 4 bedroom mid terraced which is being offer For Sale with No Onward Chain and offers outstanding value for money. The property will appeal to a wide range of buyers including First Time Buyers and young families and is situated in a popular and convenient location close to excellent schools and Stockport Town Centre. A stylish open plan theme has been created with a spacious living room which interconnects with a refitted kitchen which also provides direct access to a

good size and enclosed patio garden. In addition the property benefits from UPVc double glazing, gas central heating and has 4 well proportioned bedrooms at first floor level. Viewing recommended.







