



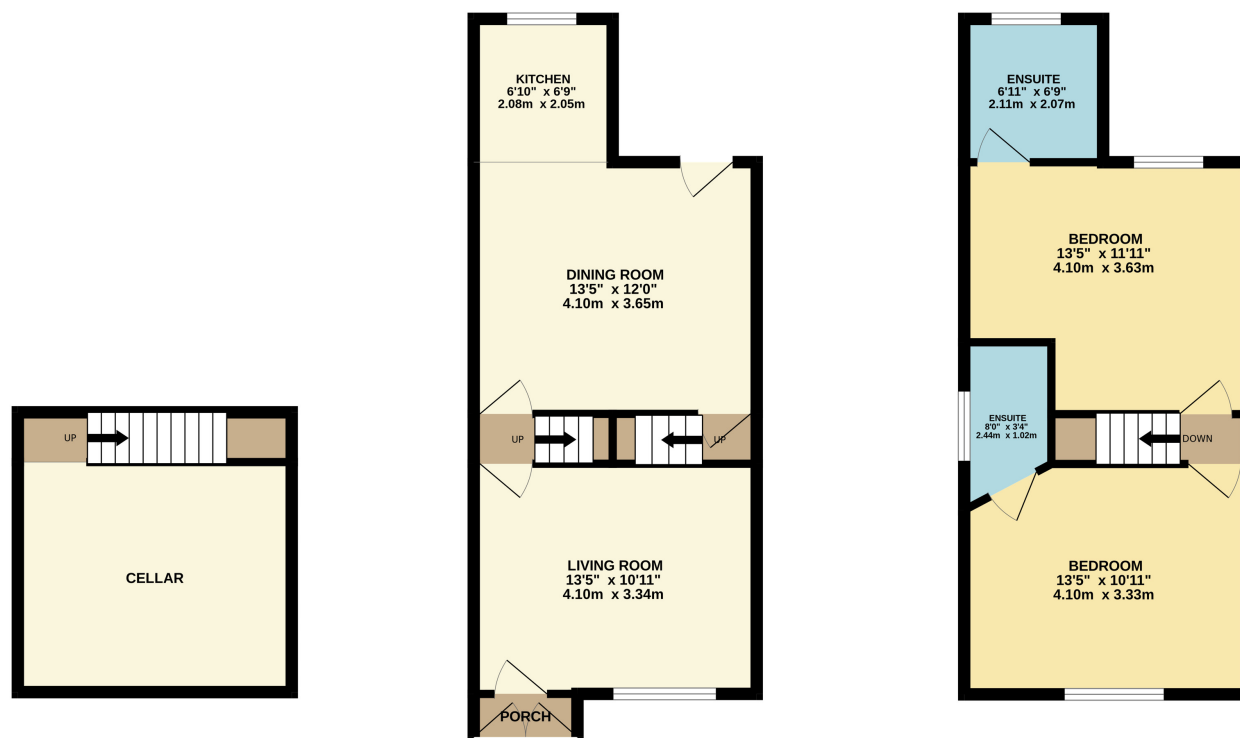
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

BASEMENT  
173 sq.ft. (16.1 sq.m.) approx.

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 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 operability or efficiency can be given.

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## Features

- Deceptive 2 Bedroom Semi Detached
- No Onward Chain
- 2 Reception Rooms
- 2 Bathrooms
- Useful Cellars

Welcome to Charles Street in this popular residential location of Stockport. An incredibly deceptive 2 double bedroom semi detached which is being offered For Sale with No Onward Chain and is ideally suited to First Time Buyers looking to get on the

property ladder or landlords wishing to add to their investment portfolio. The property features 2 good size reception rooms, 2 bathrooms with en suite facility to both double bedrooms, useful cellars for storage and enjoys a good size plot with excellent size gardens to

the rear which are ideal for outdoor entertaining. In addition, the property benefits from gas central heating and double glazing and an internal inspection is highly recommended to fully appreciate its outstanding value for money.



Charles Street is located on Higher Hillgate and is within easy access of Stockport Town Centre, local shopping facilities and good public transport links with Stockport & Manchester City Centre. The accommodation on offer briefly comprises : Enclosed entrance porch, front living room, inner hallway with stairs leading to the first floor, separate formal dining room which is open plan into the kitchen area and also provides direct access to the cellar and rear garden.. To the first floor, a landing leads to 2 genuine double bedrooms both of which have their own en suite shower room and 3 piece family bathroom. Externally, the property has a walled garden frontage whilst to the rear is a good size gravel garden and beyond which is a raised decking area for Alfresco dining and entertaining.

