



9 Woodhall Road, South Reddish, Stockport, SK5 7QB

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No chain involved! A beautifully appointed and most appealing period semi detached family home affording three excellent bedrooms. The property is tastefully decorated throughout and neatly laid out accommodation includes a hall, a lounge is open into the dining room, there is a modern kitchen and stairs from the hall lead to the first floor where the three bedrooms and most attractive bathroom will be found. Naturally the property is gas centrally heated and upvc double glazed. In addition there is a lawned rear garden and a path leads to the front elevation.



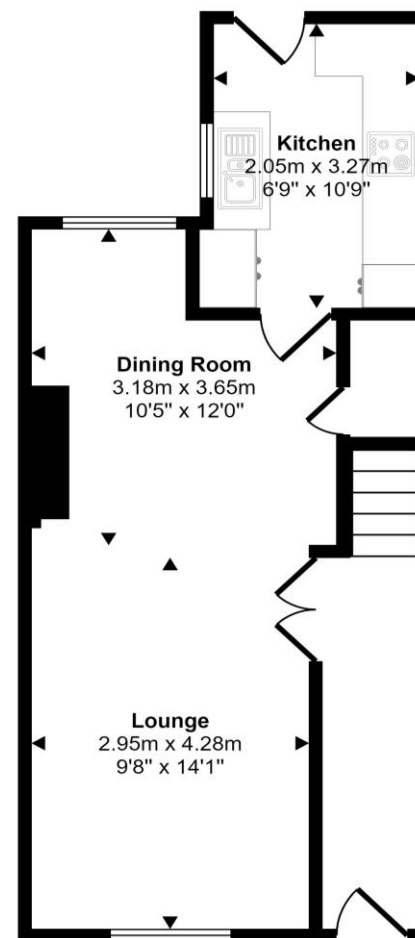
There is also a pull down ladder giving access to a boarded loft space. Woodhall Road is convenient for local amenities catering for most of the everyday wants and needs and for commuters Heaton Chapel train station is a 1.4 mile walk away. Reddish Vale Country Park is also just a 0.2 mile walk away. The regions motorway network system is also close by giving access to the rest of the North West and beyond. The property is freehold and in council tax band B. Viewing highly recommended.



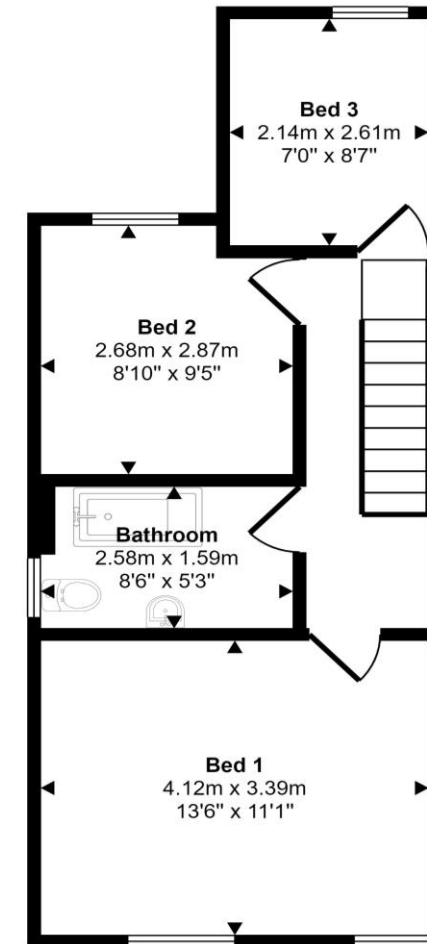
Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		 87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	 47	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
77 sq m / 825 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft



First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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