

48a Hall Street, Offerton, Stockport, SK1 4DA





# Offers In The Region Of £135,000

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A well-presented and spacious TWO DOUBLE BEDROOM, lower ground floor apartment with a private entrance to the rear of this converted semi-detached property on Hall Street. Situated in a highly popular residential area of Offerton, within a 10-minute walk of St Thomas Recreation Park on Webb Lane. A 5-minute drive from the bustling centre of Stockport where you can enjoy the bars, restaurants and the selection of shops. Stockport train and bus stations are a further 10-minute's drive and a bus stop situated outside the property connects you to the centre of Stockport. This well-planned accommodation consists of a private entrance hallway to the rear, a lounge/dining room leading to a modern fitted kitchen/breakfast room, an inner hallway leading to two double bedrooms to the front aspect and a white three-piece family bathroom. Close to the M60 motorway connecting you to the M62/M56 and easy access to Manchester International Airport. The property is warmed by electric central heating, has resident parking to the rear aspect and communal recycling bin storage. OFFERED WITH NO VENDOR CHAIN. Currently tenanted on a rolling AST achieving £800pcm.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **A**

## Lower Ground Floor



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