

JULIAN
WADDEN





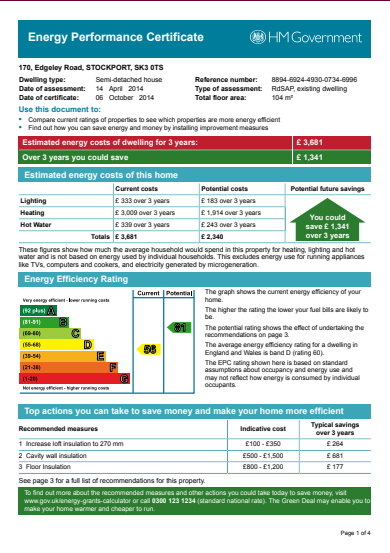
170 Edgeley Road
Edgeley
Guide price £375,000

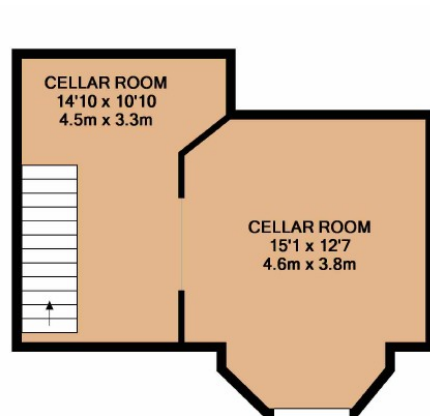


Square Footage: 1887
Council Tax Band: C
Tenure:
Service Charge:N/A
Sat Nav Directions: SK3 0TS

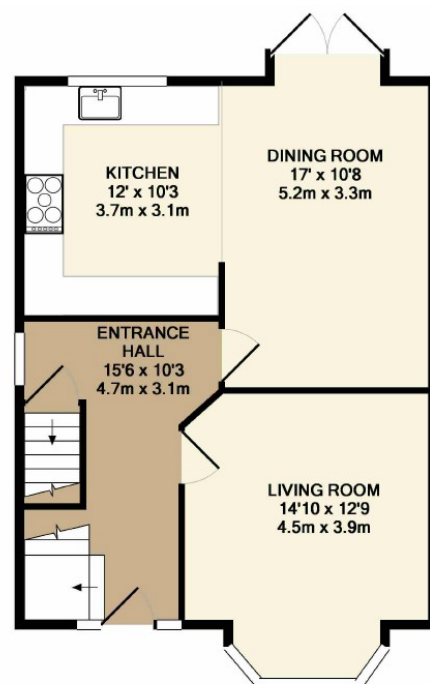
'Ford House' A truly stunning, four bedroom, three bathroom, three storey plus cellars, Victorian, semi-detached property with off road parking which has recently been brought back to life by the current owners through a meticulous 18 month restoration project.

The property, which is located close by to local schools, shops and transport links, comprises: entrance hallway, a bay fronted living room with feature fireplace, and a large open plan dining kitchen with integrated appliances, fireplace, and French doors leading to the rear gardens. The first floor includes the master bedroom with three piece shower room ensuite, a large second bedroom, and a beautiful four piece family bathroom. To the second floor are two further well proportioned bedrooms and a shower room. There is access from the entrance hallway to stairs which lead down to two convenient cellar rooms which are currently being used as a workshop. Externally there are formal gardens to front, a pathway to side, with generous lawned gardens and two stone seating areas to rear. There is also access to the rear via Rushton Road to two dedicated off road parking spaces. Internal viewing essential

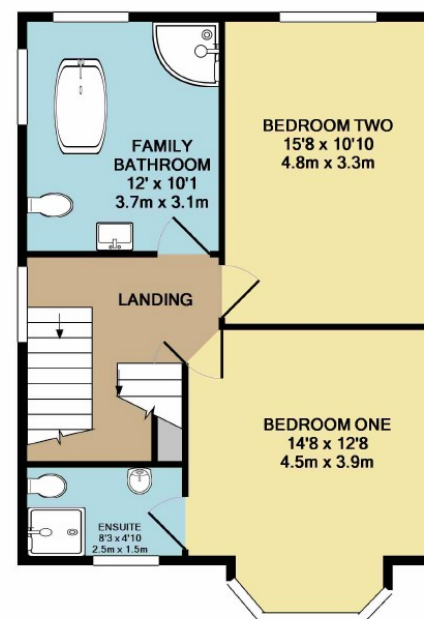




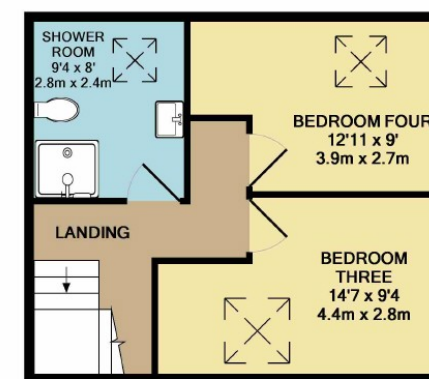
BASEMENT LEVEL
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1887 SQ.FT. (175.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

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The Property
Ombudsman