



Stockport Road, Gee Cross. SK14 5RF

An extremely spacious and well presented three bedroom terraced property in a convenient location, central to Gee Cross Village. The property is offered with 'ready to move into' accommodation. Comprising Entrance vestibule, living room and fitted dining kitchen. To the first floor is a master bedroom with fitted wardrobes, two further bedrooms and modern fitted bathroom. Externally, the property offers low maintenance grounds and a patio courtyard garden, with views over Sam Redfern Green to the rear. Gas central heating installed and uPVC double glazing. Sure to interest first time buyers or buy to let investors, this property is well worth an internal inspection.

EPC rating TBC. Tenure Freehold. Council Tax Band B.

'Asking Price' of £200,000



LIVING ROOM

14' 3" x 13' 8" (4.34m x 4.16m)



BEDROOM THREE

10' 0" x 9' 4" (3.05m x 2.84m)



OUTSIDE



FITTED KITCHEN

14' 0" x 12' 7" (4.26m x 3.83m)



MODERN BATHROOM

6' 0" x 5' 11" (1.83m x 1.80m)



VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - TBC
TENURE - FREEHOLD
Council Tax Band - B

BEDROOM ONE

13' 8" x 11' 5" (4.16m x 3.48m)



BEDROOM TWO

14' 0" x 6' 5" (4.26m x 1.95m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330