



**Birchfield Road, Cheadle Heath, Stockport, SK3**

**Offers Over: £260,000**

*Freehold*



# Birchfield Road, Cheadle Heath, Stockport, SK3

Located on the popular Birchfield Road is this STUNNING TWO BEDROOM period terrace home. Birchfield road is ideally located close to Cheadle and Stockport town centres and their abundance of amenities such as the motorway links, eateries, local businesses and local schools making this property ideal for growing families, professional couples and first-time buyers.

With spacious accommodation across two floors this home offers a wealth of period features with a modern twist. The ground floor comprises; a good size living room with lots of space for living furniture and a door leading to the cellar, lit via a large window at the front, the dining room is open to the living room and offers ample space for dining furniture connected to a fitted modern kitchen diner with a Belfast sink located to the rear of the property, the ground floor also offers a downstairs WC.

The first floor offers TWO BEDROOMS, of which are fantastic size doubles, one with a shower room and one with a refurbished STUNNING FOUR piece bathroom.

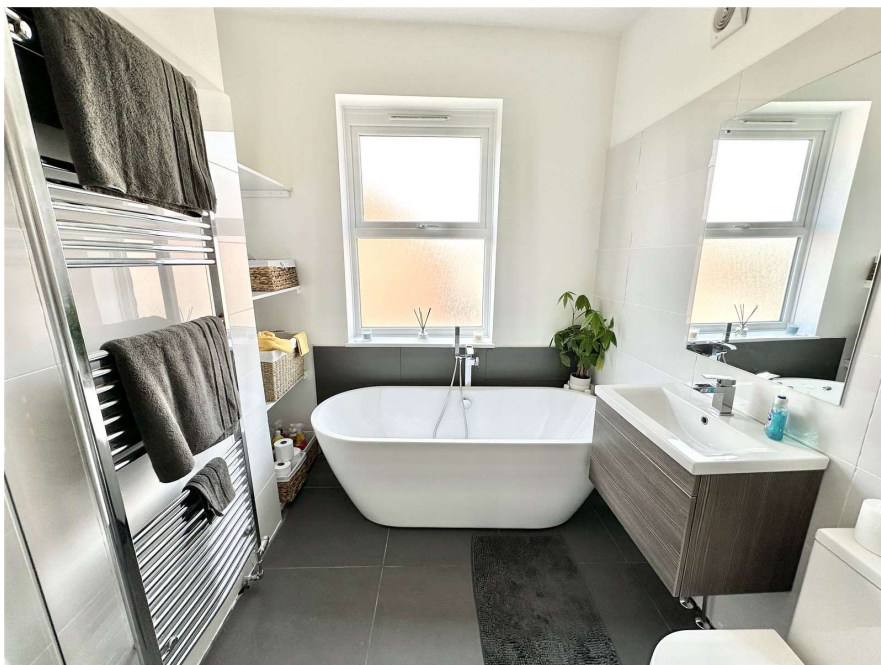
There is also a courtyard garden to the rear of the property with a good size detached garage. There is also a cellar which is perfect for storage or as extra living space.

- Freehold
- EPC Grade D
- Council Tax Band A









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.