



Edgeley Road, Edgeley, Stockport, SK3

Guide Price: £280,000

Freehold

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Located on Edgeley Road, this no chain property offers a rare opportunity to acquire a home with huge potential, set on an exceptionally generous plot. Requiring modernisation throughout, the property provides the perfect blank canvas for buyers looking to create a bespoke family home or investment project in a highly sought-after location.

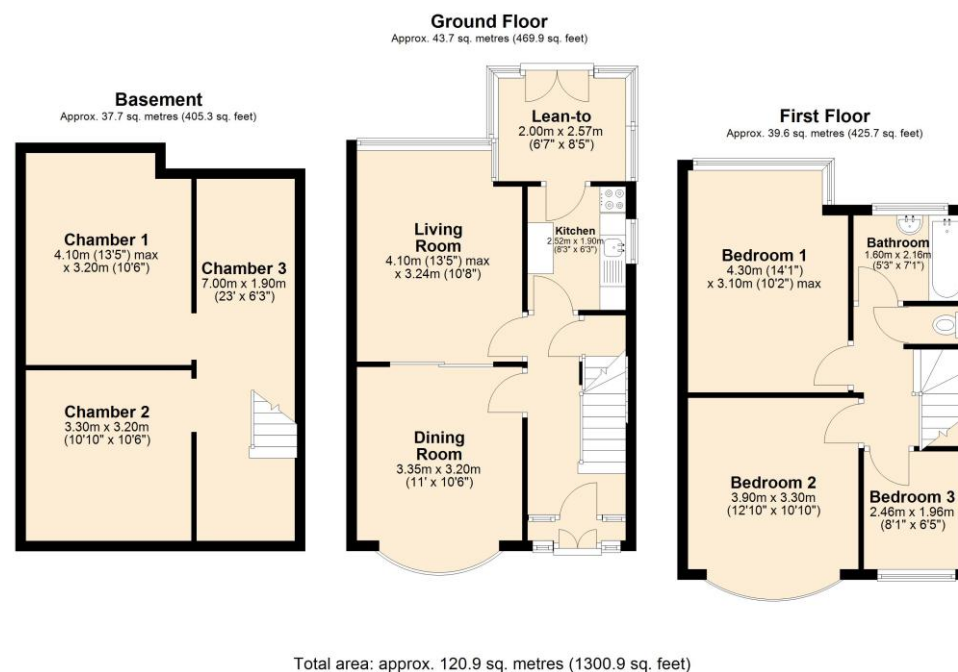
You enter into a welcoming entrance hall. The ground floor accommodation comprises two generous reception rooms, offering flexible living and dining space, along with a fitted kitchen and a useful lean-to, providing additional storage or utility potential.

The lower ground floor benefits from cellars, ideal for storage or conversion subject to the necessary consents. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property truly stands out. The rear garden is exceptionally large, mainly laid to lawn and offering a superb outdoor space with scope for extension or landscaping. A detached single garage sits within the plot with ample space for off road parking, further enhancing the practicality and appeal of the home.

Edgeley is a highly regarded and convenient area, popular with commuters and families alike. It offers excellent access to Stockport town centre, local shops, cafés, reputable schools, and strong transport links including Stockport train station and major road networks.

- Freehold
- Ground Rent/ Rent Charge: £5 p.a. for the plot of land at the end of the garden as this section falls under Leasehold
- EPC Grade D
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.