



Smithy Green  
Stockport, SK6 1NG  
Offers over £170,000

## Smithy Green, Stockport, SK6 1NG

----- 3D FLOORPLANS ----- Home Estate Agents are pleased to offer for sale this TWO bedroom mid cottage. This property is in need of some cosmetic updating and would be ideal for someone looking to put their own stamp on a property. \*\* NO VENDOR CHAIN\*\* Situated in a popular residential area, close to local schools, amenities and transport links. \*\* Viewing recommended \*\*.

In brief the accommodation comprises: Lounge open plan to dining room and kitchen to the ground floor. Two bedrooms and shower room to the first floor. Enclosed paved garden to rear with shrub borders.

### GROUND FLOOR

#### Lounge 13'2" x 13'6" (4.01m x 4.11m)

Door and double glazed window to front, feature fireplace and surround with inset Living Flame fire, laminate flooring, radiator, open plan to:

#### Dining Room 10'6" x 13'6" (3.19m x 4.11m)

Radiator, stairs to first floor, door to understairs storage cupboard, open to:

#### Kitchen 7'0" x 9'8" (2.13m x 2.95m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, door to outside.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1 13'2" x 13'6" (4.01m x 4.11m)

Double glazed window to front, laminate flooring, radiator.

#### Bedroom 2 10'6" x 6'3" (3.19m x 1.91m)

Double glazed window to rear, radiator.

#### Shower Room

Double glazed window to rear, fitted with an enclosed shower, wash hand basin and low level WC, tiled walls, chrome towel radiator.

### OUTSIDE

Enclosed paved garden to rear with shrub borders.

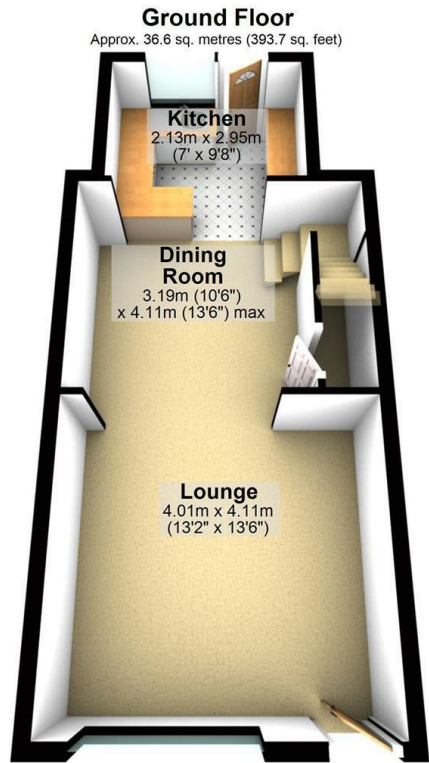
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### DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 66.5 sq. metres (715.3 sq. feet)

