



## 350 Brinnington Road, Stockport, Cheshire SK5 8BU

£350,000

**\*\*\*ATTENTION ALL BUYERS, THIS DEVELOPMENT IS NOT ONE TO BE MISSED!\*\*\*** Sanderson James have the pleasure to offer a new development just off Brinnington Road just outside of Stockport Town Centre. The development entails six semi-detached properties with four bedrooms set over three floors. All properties will have a front and rear garden and allocated parking. The properties are on course to be ready in December 2022 and have the perfect layout for a family home. On the ground floor will be a family living room, a W/C and a kitchen dining area overlooking the large rear garden. As you go up the stairs to the first floor of the property you will find three spacious bedrooms and the family bathroom. All bedrooms are of similar size and shape and will comfortably fit a double bed and furniture. To the top floor is the fourth and final bedroom with en-suite making this the pick of the bunch. The top floor is fitted with Velux Windows giving you views of your surrounding area. The property is close to a number of primary and secondary schools and has transport links for colleges and work commitments. This exclusive development also comes with NHB guarantee.

Contact Sanderson James, estate agent of the year M18 - M20, for more information on how to reserve your plot - 0161 256 0808 or [levenshulme@sandersonjames.co.uk](mailto:levenshulme@sandersonjames.co.uk) . Secure your plot now as there are only limited plots available.



**LOUNGE**

15'3" x 8'5" (4.65 x 2.58)



**KITCHEN DINER**

17'1" x 12'3" (5.23 x 3.75)



**DOWNSTAIRS W.C.**

3'1" x 6'0" (0.95 x 1.83)



**BEDROOM ONE**

8'5" x 11'7" (2.58 x 3.54)



**BEDROOM TWO**

16'0" x 8'5" (4.90 x 2.58)



### BEDROOM THREE

12'3" x 8'3" (3.75 x 2.52)



### FAMILY BATHROOM

8'3" x 6'0" (2.52 x 1.83)



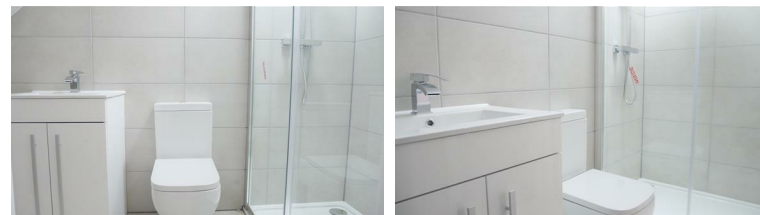
### BEDROOM FOUR (second floor)

17'1" x 14'4" (5.23 x 4.39)



### EN-SUITE

10'5" x 8'5" (3.18 x 2.58)



### sales disclaimer

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

### Sales Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)



**sales thinking of selling**

**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

**sales opening hours**

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.





*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

