

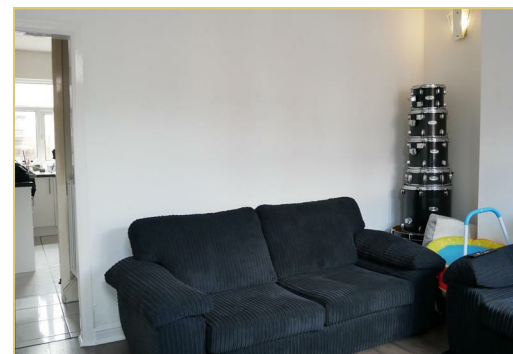


246 Gorton Road, Stockport, Lancashire SK5 6XD

£195,000

**** STYLISH FULLY REFURBISHED, THREE BEDROOM TERRACE ** EXCELLENT INVESTMENT PROPERTY ****

Sanderson James are proud to offer for sale this charming three bedroom terrace property, situated in the heart of Reddish close to local amenities, with excellent transport links into the Manchester & Stockport. The property has been tastefully renovated throughout with a new kitchen, bathroom, neutral décor and flooring throughout. Briefly the property comprises of a Living room and spacious open plan kitchen diner with a range of white wall and base units finished with an integrated oven hob and extractor. To the rear there is a ground floor family bathroom with over bath shower, tiled floor to ceiling, with the additional benefit of a heated towel rail. To the first floor there is a generous size master bedroom and two single bedrooms, ideal for a young family. Externally there is a court yard to the front and rear. This property is currently tenanted and would be ideal for a Landlord to increase your portfolio and get an instant income. Contact Sanderson James to find out more about this property.



LOUNGE

12'9" x 11'1" (3.9 x 3.4)

DINING KITCHEN

12'9" x 12'1" (3.9 x 3.7)

FAMILY BATHROOM

7'6" x 5'6" (2.3 x 1.7)

MASTER BEDROOM

12'9" x 11'1" (3.9 x 3.4)

SECOND BEDROOM

11'9" x 6'2" (3.6 x 1.9)

THIRD BEDROOM

8'10" x 6'2" (2.7 x 1.9)

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 opening hours

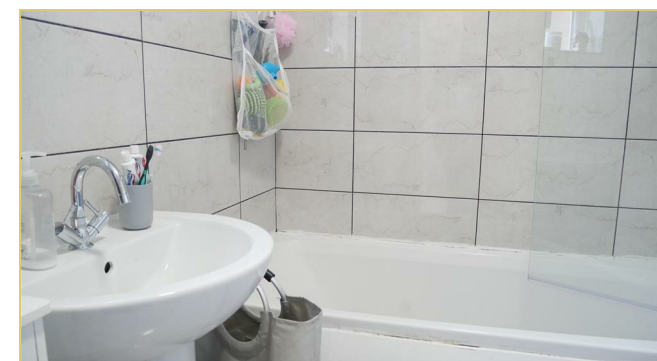
OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

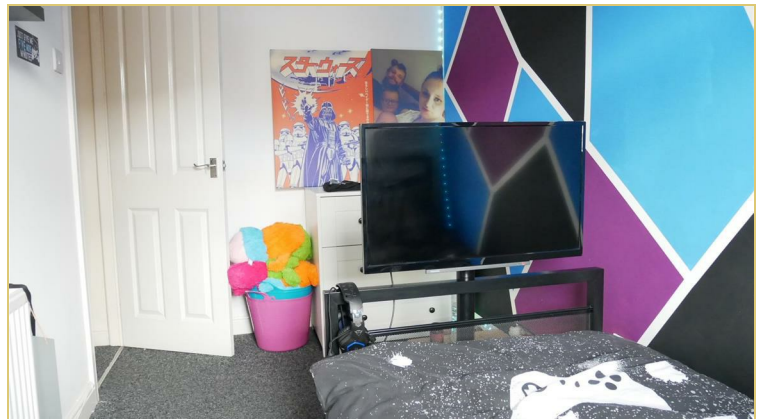
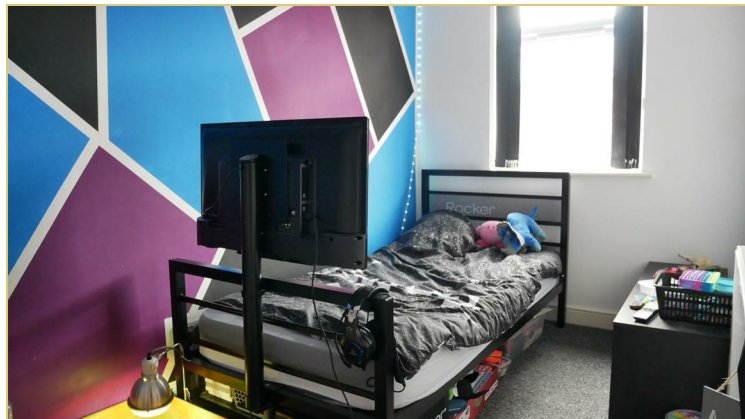
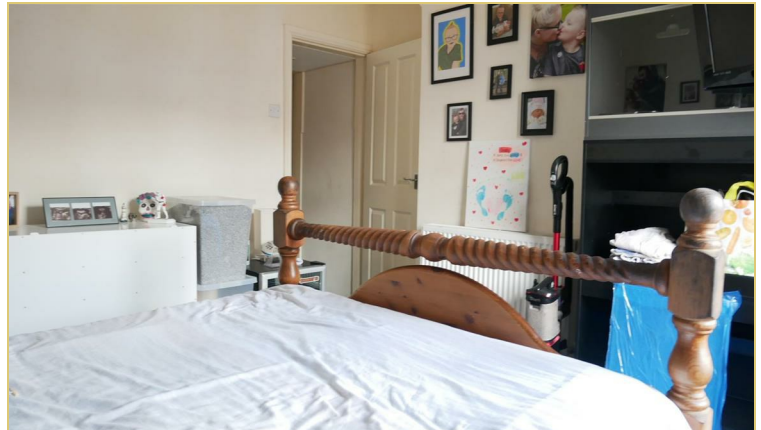
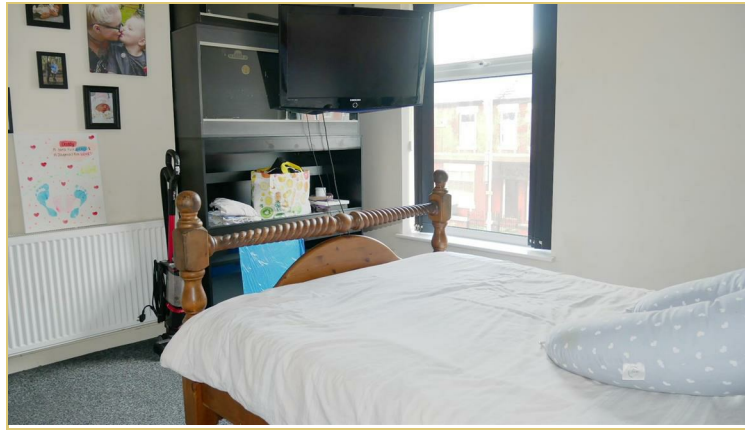
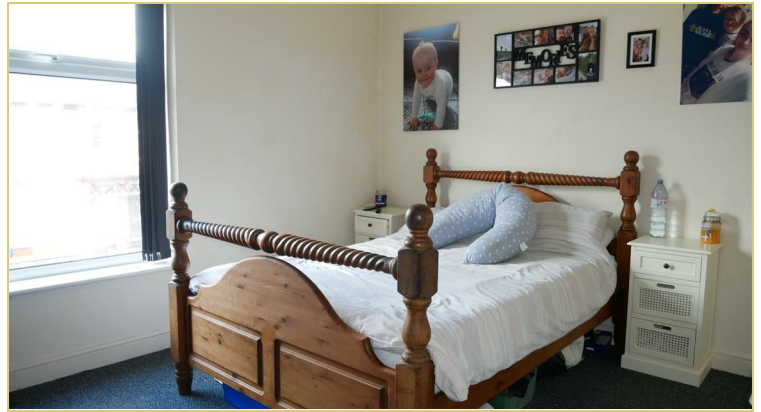
sales thinking of selling

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 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)





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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England & Wales EU Directive 2002/91/EC	

