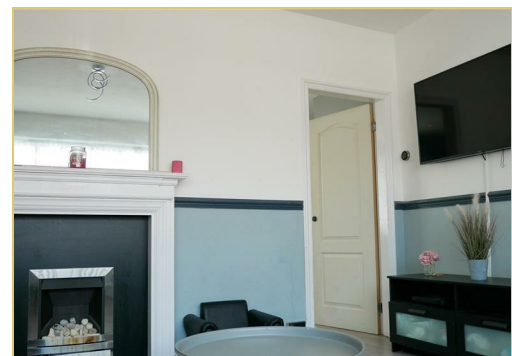
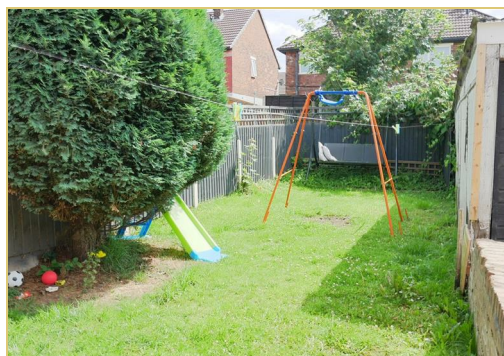




**49 Tennyson Road, Stockport, SK5 6JQ**  
**£185,000**

**\*\*\* TWO DOUBLE BEDROOMS \* OFF ROAD PARKING \* GOOD FAMILY HOME \* LAWN GARDEN \*\*\*** Sanderson James are honoured to offer for sale this stylish Reddish Semi-Detached property. The property has been cared for over many years and is in a condition that you can move into. To the front of the property is the lounge, lit by the large bay window. Across the rear of the property is the spacious dining kitchen with door opening onto the patio and lawn garden, a great space to enjoy with friends and family. The kitchen has stylish grey floor and wall units, with a breakfast bar to complete the space. On the first floor is the family bathroom with modern suite and over bath shower. There are two double bedrooms to relax in at night. The property will make a good family home and ready to make your own. Watch the video then contact Sanderson James to see how you could be moving into this special home.



### **Lounge**

12'9" x 11'5" (3.9 x 3.5)

### **Dining Kitchen**

9'2" x 15'8" (2.8 x 4.8)

### **Family Bathroom**

5'2" x 5'2" (1.6 x 1.6)

### **Master Bedroom**

11'1" x 15'8" (3.4 x 4.8)

### **Second Bedroom**

9'10" x 10'5" (3 x 3.2)

### **Garden**

#### **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**

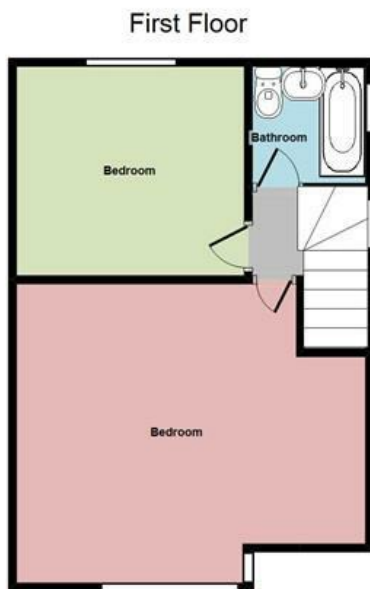
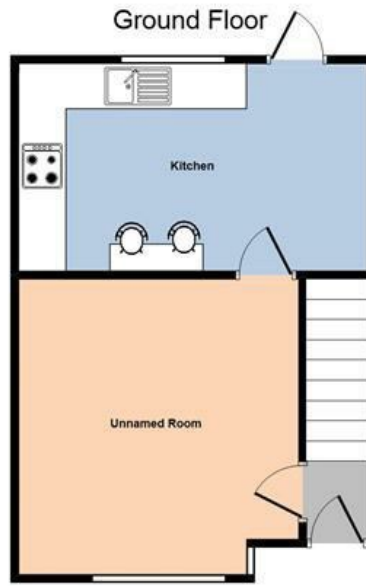
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the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

#### **sales opening hours**

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 7.00pm, 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.



*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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	78

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

