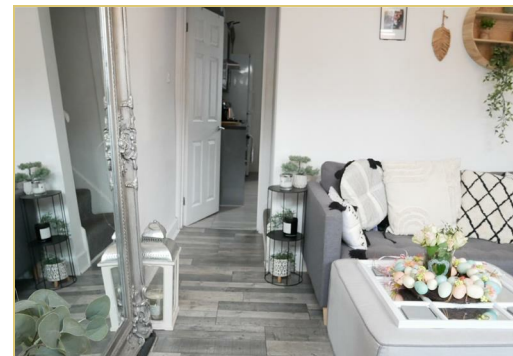




**23 Farmer Street, Stockport, Cheshire SK4 1NF**  
**£215,000**

**\*\*REFURBISHED THREE BEDROOM TERRACE\*\*** Sanderson James are pleased to offer for sale this good sized three bedroom terraced property that has had a full refurbishment including a cellar. The property briefly comprises, lounge to the front of the property. A new large gloss grey kitchen with integrated hob and oven. A new bathroom on the ground floor with over bath shower with tiled floor and walls. There is a dry cellar room, an ideal home office. To the first floor are three bedrooms, one is a double and the other two are good sized singles. The property is newly plastered and painted in white with grey flooring. The property is situated close to the A6 and all saints primary school. The property is a high standard and we do not expect it to be on the market for long. Early viewing is advised. Watch the video then contact Sanderson James on 0161 256 0808



**LOUNGE**  
11'9" x 10'9" (3.6 x 3.3)

**KITCHEN**  
11'9" x 11'9" (3.6 x 3.6)

**CELLAR**  
10'5" x 10'2" (3.2 x 3.1)

**BATHROOM**  
5'6" x 8'2" (1.7 x 2.5)

**MASTER BEDROOM**  
10'9" x 11'9" (3.3 x 3.6)

**SECOND BEDROOM**  
6'6" x 9'2" (2 x 2.8)

**THIRD BEDROOM**  
4'11" x 15'1" (1.5 x 4.6)

**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 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**

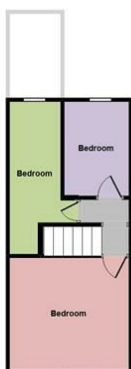
**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.



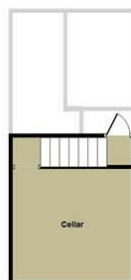
Ground Floor



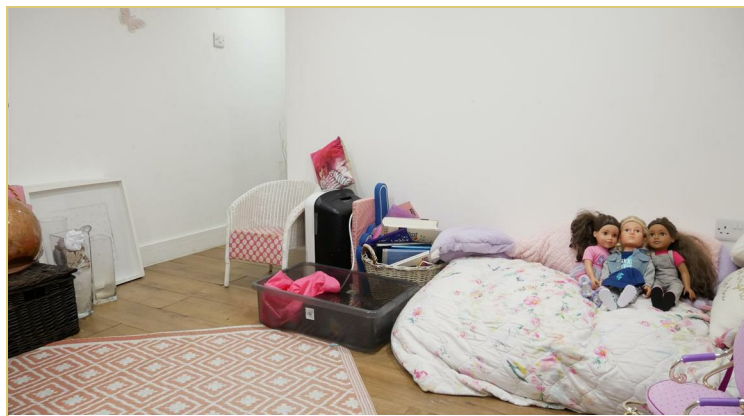
First Floor



Cellar

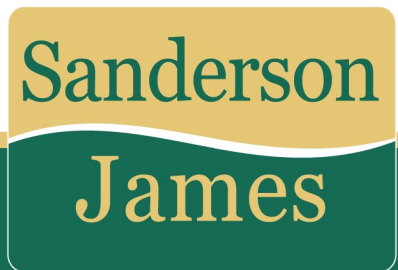


Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.



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			
		49	83
England & Wales		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)	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	





**Sanderson**  
**James**