



49 Cravenwood Road, Stockport, SK5 6PQ

£145,000

***** MODERN TWO BEDROOM APARTMENT***** Sanderson James are pleased to offer for sale this modern first floor apartment in this popular area of Reddish. This Modern two bedroom apartment located in the peaceful Cravenwood Road Development and boasts a dual aspect lounge which is flooded with light from the two windows. A generous sized living room, modern fitted kitchen is inclusive of integrated oven hob and extractor. The second bedroom has the addition of a built in cupboard to provide additional storage space, there is also a cloakroom off the spacious hallway which aids to the storage also. The bathroom has an over bath shower and heated chrome towel rail. The property is in excellent condition as would be expected of a new build. The property also offers allocated parking and intercom system. The property is close to Reddish North station, giving fast access to central Manchester. Watch the video and the book your viewing now to avoid disappointment



LOUNGE

10'9" x 9'10" (3.3 x 3)

KITCHEN

6'2" x 9'5" (1.9 x 2.9)

FIRST BEDROOM

14'9" x 11'9" (4.5 x 3.6)

SECOND BEDROOM

6'11".3'3" (2.13.1)

BATHROOM

6'2"x.5'10" (1.9x.1.8)

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

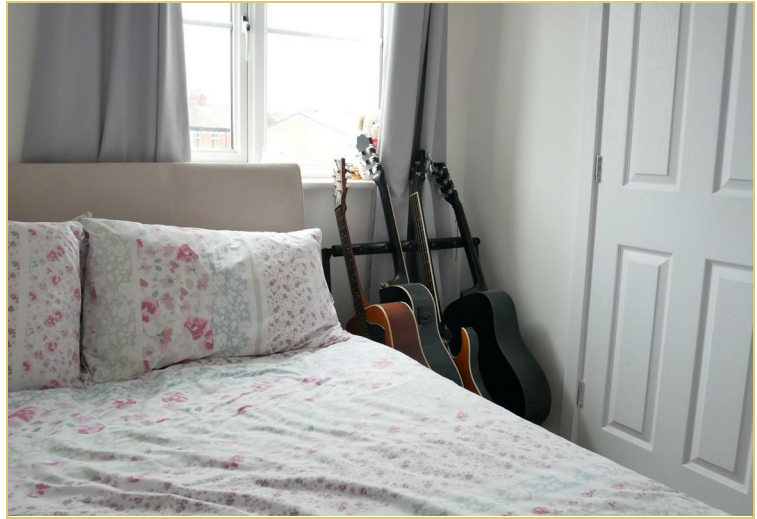
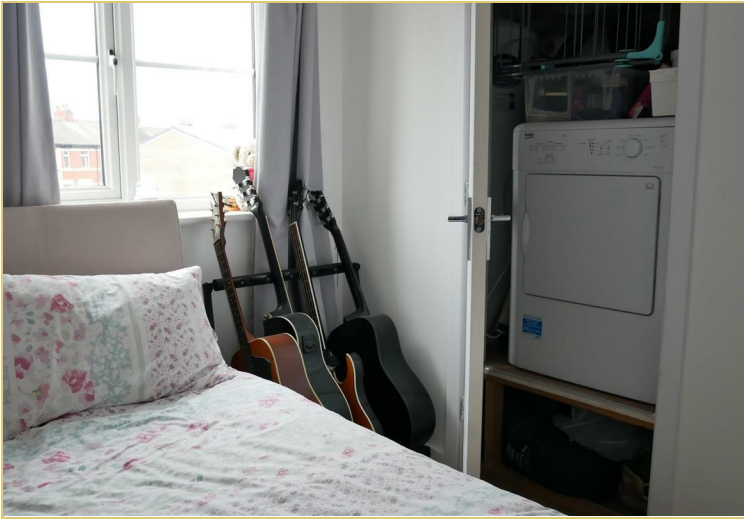
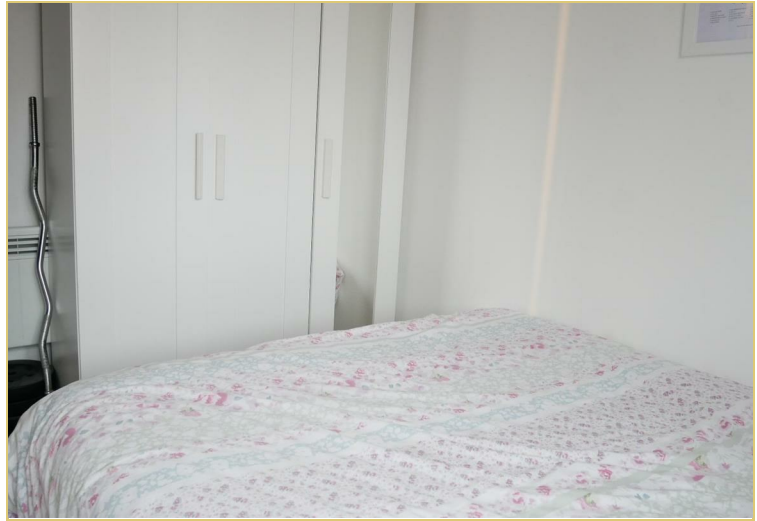
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism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



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	
77	83
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
73	73
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

