



**68 Wordsworth Road, Stockport, SK5 6JH**  
**Offers Over £250,000**

Sanderson James is excited to present this exquisite three-bedroom semi-detached residence for sale. Nestled in a serene neighbourhood in Stockport, with picturesque view of the green fields in the rear. Its proximity to several schools makes it an ideal choice for families. Within this property, there's a spacious through lounge, seamlessly connecting the front lounge to the dining room. The patio glass door from the dining room, floods the room with natural light and provides access to the charming back garden. The modern kitchen is in impeccable condition, boasting plenty of storage cabinets. Upstairs, you'll find three well-proportioned bedrooms, a tiled family bathroom, and an additional toilet for added convenience. Maintained to perfection, this home is ready to be yours. Contact Sanderson James today to schedule a viewing or for more details.





**Through Lounge**

**Kitchen**

**Back Garden**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Toilet**

**Sales 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**

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**

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

**Sales 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.

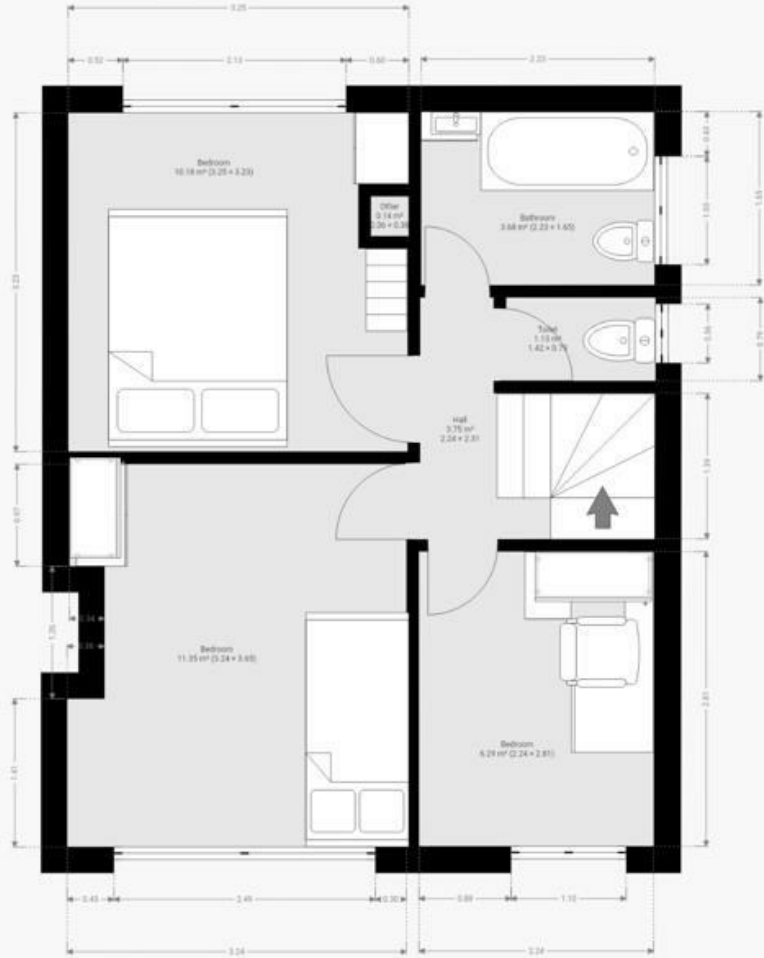
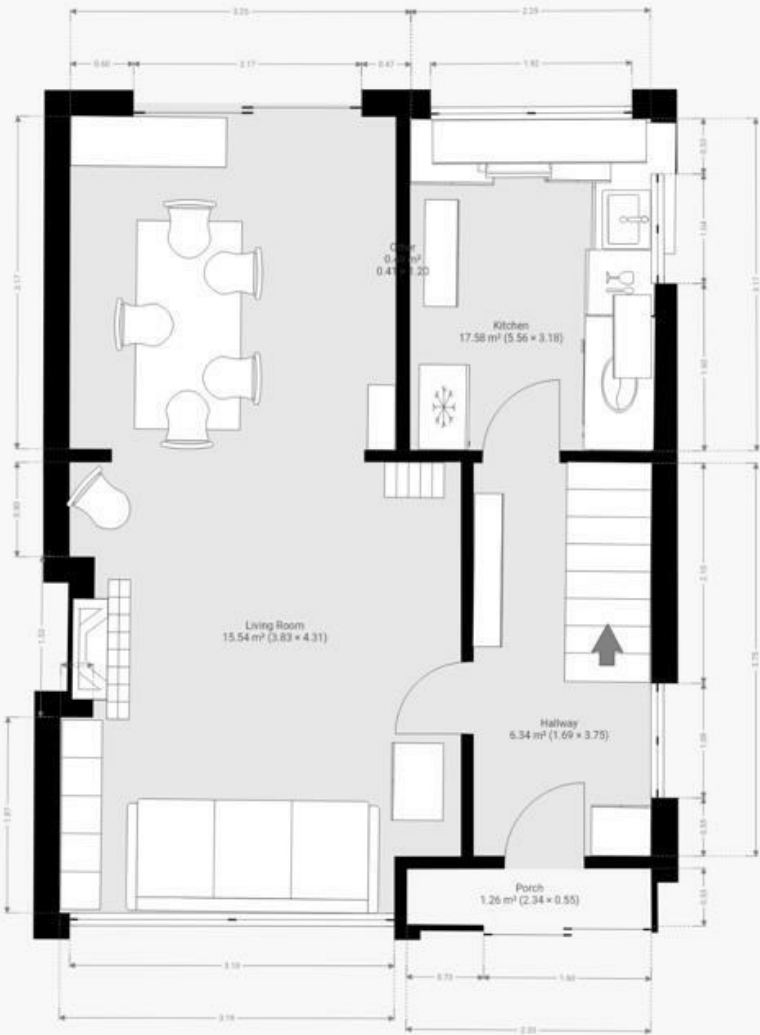












| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (82 plus) <b>A</b>                          | <b>83</b>               |
| (81-81) <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 |                         |
| (82 plus) <b>A</b>  | <b>83</b>               |
| (81-81) <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 |

