



Rostherne Road, Stockport,



Offers
over

£230,000



Property Details

Rostherne Road, Stockport,

A light and spacious, THREE bedroom home with pleasing views and private gardens. Private off road parking and NO CHAIN.

Set in a large corner plot amongst other similar properties on this well respected development, adjacent to open space. A convenient and sought after location within easy reach of Davenport and Edgeley stations.

With three good sized bedrooms, the property briefly consists of: downstairs WC , modern kitchen with integrated appliances and a large lounge. To the second floor there are 3 good sized bedroom's and a family bathroom. Externally the property benefits from a lawned garden, which is private and secure. Sure to be of interest to first time buyers and investors alike.

Key Features

- NO CHAIN
- LARGE GARDEN
- OFF ROAD PARKING
- DOWN STAIRS WC
- GAS HOB
- NEARBY PARK

Approached via paved pathway to upvc front door with canopy porch over.

Hallway

Wide and light with staircase rising to first floor with understairs storage. Doors off to receptions. Radiator.

WC

With tiled floor, low level wc, pedestal hand washbasin with mixer tap over and tiled splashback, frosted upvc window to front. Radiator, coat hanging space.

Kitchen

With ceramic tiled floor. Matching range of contemporary kitchen units, both wall and base. Ample working surface, with drawers and cupboards under. Inset stainless one and a half bowl sink and drainer unit with mixer tap over. Inset 4 ring gas hob with chromed extractor over, space and plumbing for washing machine and fridge. Recessed ceiling spotlights. Upvc double glazed windows to front. Complimentary splashback tiling.

Living/Dining

A large versatile and light room with both a window and patio doors overlooking the rear garden. Coved ceiling . 2 radiators. Access via the upvc double glazed patio doors to rear terrace and garden.

Stair and Landing

Turning staircase rises to first floor landing, part galleried. Access to roof storage space. Radiator. Airing cupboard with shelving.

Bedroom 1

15'7" x 9'3" max narrowing to 5'2"

With two sets of upvc double glazed windows to front. This bedroom is full width of the house but wide at one end and narrowed at the other, ample scope to rearrange or the potential to create an ensuite, subject to any necessary planning or building regulations. Radiator

Bedroom 2

With upvc double glazed window overlooking rear gardens and beyond. Radiator

Bedroom 3

UPVC double glazed window overlooking rear garden, radiator.

Bathroom

With ceramic tiled floor. Panel bath in tiled surround with mixer tap over and separate thermostatic shower valve fitted. Upvc frosted double glazed window to side. Pedestal hand washbasin, low level wc. Radiator, ceiling mounted extractor fan.

External

The house has a pleasant front garden bounded by brick wall and fencing, with a paved pathway leading to the front door. There is side access to the rear garden. A communal driveway passes to a rear car park where there are 2 allocated spaces.

Garden

The house occupies a corner plot and as such the garden is of generous size. It is bounded by close board timber fencing for security and privacy. There is a wide flagged patio immediately to the rear, giving to wide level lawn. Useful timber garden shed. Bin store.

DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the particulars contained here, the information has been supplied by the seller and no responsibility is taken for any error, omission or misstatement. The services, systems and legal information given have not been tested or verified and should be taken as a guide only. The purchaser is advised to obtain the necessary verification from the solicitor or surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor coverings, etc. The buyer should satisfy him/herself of all the measurements prior to purchase. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, and you must take legal advice of your legal representative.

Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

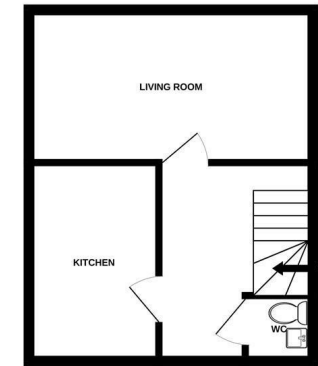
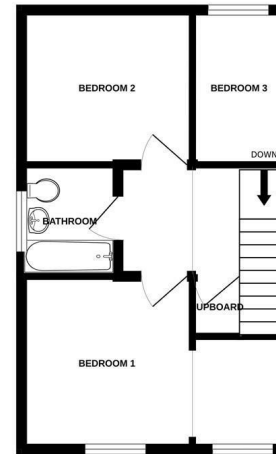


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NEW FLOOR
320 sq.ft. (29.7 sq.m.) approx.

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.3 sq.m.) Approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Us

 137 Shaw Heath Stockport

 0161 480 8888

 Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

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