



Rostherne Road, Stockport,

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£240,000



## Property Details

# Rostherne Road, Stockport,

Situated in a great location and offered for sale with NO VENDOR CHAIN viewing of this desirable modern town house is highly recommended !!

Ideal for anyone with a growing family the accommodation briefly comprises: entrance hall, cloakroom/wc, lounge, kitchen, three bedrooms and bathroom. There is also UPVC double glazing, gas central heating system along with garden and parking.

Rostherne Road is a perfect location for commuting with ease of access to the nearby rail network at Davenport along with access to the motorway network at Cheadle and Stockport

## Key Features

- NO VENDOR CHAIN !!!!
- Three bedrooms
- Great location
- Parking
- Downstairs w.c.
- VIEWING HIGHLY RECOMMENDED !!

### Entrance Hall

Laminate flooring, radiator, under stairs store cupboard.

### Cloakroom / wc

Comprising: w.c., wash hand basin, UPVC double glazed window, radiator, tiled flooring.

### Lounge

4.73m x 4.05m

UPVC double glazed window and doors to outside. Two radiators, laminate flooring.

### Kitchen

2.13m x 3.36m

Range of wall and base units, work surfaces, single drainer sink unit, built-in oven, hob, hood, UPVC double glazed window, tiled flooring.

### First Floor Landing

#### Bedroom 1

4.73m x 2.88m

UPVC double glazed windows, radiator, laminate flooring.

#### Bedroom 2

2.82m x 2.60m

UPVC double glazed window, radiator, laminate flooring.

1.83m x 2.52m

UPVC double glazed window, radiator, laminate flooring.

## Bathroom

1.78m x 1.81m

Comprising : bath, wash hand basin and w.c..

## 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.

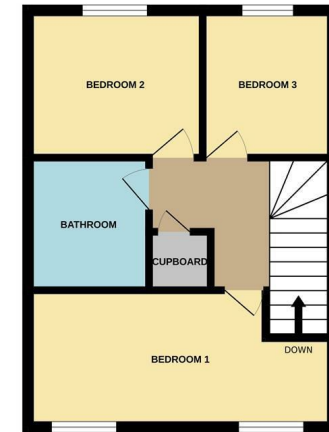
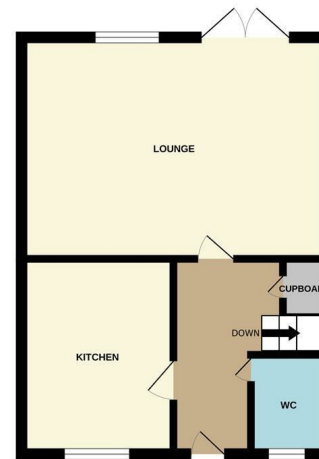


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GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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