



Leicester Street, Stockport,

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£240,000



## Property Details

# Leicester Street, Stockport,

THIS PROPERTY SHOULD BE AT THE TOP OF YOUR VIEWING LIST !!!

Situated in a highly desirable cul-de-sac location, fabulous communications links with both road and rail connections providing access to Manchester city centre and beyond. Extensive range of local amenities including shopping, schooling and recreational.

Offered for the sale with NO VENDOR CHAIN the property offers ideal accommodation for any first time buyer or anyone with a growing family. There is a superb lounge which leads to the conservatory, the kitchen has a comprehensive range of units with granite work surfaces, excellent attention to detail with pull out drawer and superb cooker...perfect for budding chefs !! There are three well proportioned bedrooms all with fitted wardrobes whilst the bathroom is a stand out feature in its own right !!!

## Key Features

- Impressive semi-detached house
- Desirable cul-de-sac location
- Three bedrooms
- Impressive kitchen and bathroom
- Generous size rear garden
- NO VENDOR CHAIN

### Entrance Hall

UPVC double glazed window, radiator.

### Lounge/Dining Room

3.32m into recess x 5.52m

UPVC double glazed window, two radiators, attractive feature fire place.

### Conservatory

2.46m x 2.73m

UPVC double glazed units, doors to outside.

### Kitchen

2.43m x 3.16m

Attractive range of wall and base units, granite work surfaces, inset sink unit, built-in oven with 4 ring hob and hot plate, gas central heating boiler, UPVC double glazed window.

### First Floor Landing

UPVC double glazed window.

### Bedroom 1

3.30m into recess x 2.82m

Fitted wardrobes, radiator, UPVC double glazed window.,

### Bedroom 2

3.30m into recess x 2.56m

Fitted wardrobes, radiator, UPVC double glazed window.,

### Bedroom 3

2.44m x 2.45m into recess

Fitted wardrobes, radiator, UPVC double glazed window.,

### Bathroom

2.41m x 1.97m

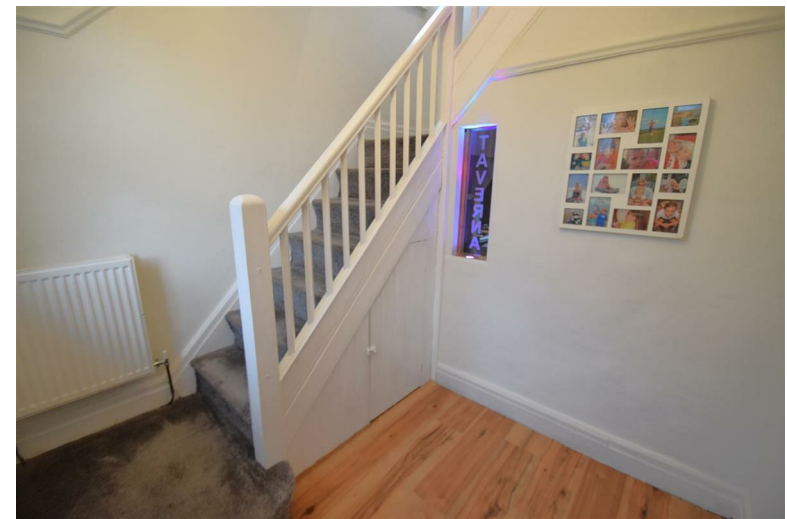
Impressive modern bathroom suite comprising: panel bath with over head shower and screen, w.c., wash hand basin, two UPVC double glazed windows, heated towel rail, tiled floor and walls.

### 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.

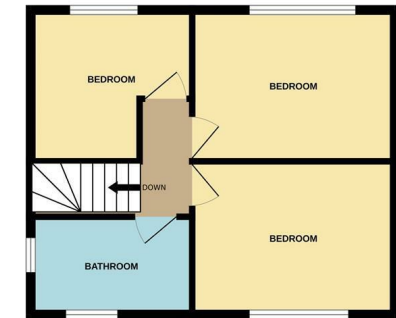


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GROUND FLOOR

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 error, 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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