



Manvers Street, Stockport,

 2 |  1 |  2

Guide  
price

£160,000



## Property Details

## Manvers Street, Stockport,

## Key Features

Fantastic Renovation Opportunity – Sought-After Location Near Reddish Vale

A superb opportunity to acquire this two-bedroom property in need of full renovation, ideal for investors, developers, or those looking to put their own stamp on a home.

Situated close to the beautiful Reddish Vale Country Park, this home is perfectly placed for access to Stockport town centre and the M60 motorway network, making it an excellent choice for commuters.

The property offers generous living space with two reception rooms, two bedrooms, an enclosed rear yard, and on-street parking. With plenty of potential to modernise and add value, this is a project not to be missed.

This property is currently under offer at £160,000.

Anyone wishing to view this property or increase on this offer should contact Spencer Harvey at their earliest convenience.

Please note, new offers can be submitted and accepted up until exchange of contracts has taken place.

- Great location close to Stockport
- A stones throw from Reddish Vale Country Park
- Two Double Bedrooms
- Two Reception Rooms
- Would make a great project
- Enclosed Rear Yard
- On Street Parking

## Reception One

3.7 x 3.4m

The front door opens into a light bright living room with fireplace and window overlooking front aspect. Cupboard housing gas and electric meters. Doorway through to stairs and reception room two



## Reception Two

3.7 x 3.6m

Dining room with understairs storage window overlooking rear aspect and opening through to kitchen

## Kitchen

2.4 x 2.2m

With a range of eye and base level units and space for fridge freezer and washing matching. Door to back garden and window overlooking side aspect

## Bedroom One

3.7 x 3.4m

Double bedroom with window overlooking front aspect



## Bedroom Two

3.1 x 1.9m

Double bedroom with window overlooking rear aspect

## Bathroom

1.6 x 2.5m

White suite with shower over bath



## 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.



At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



## Contact Us

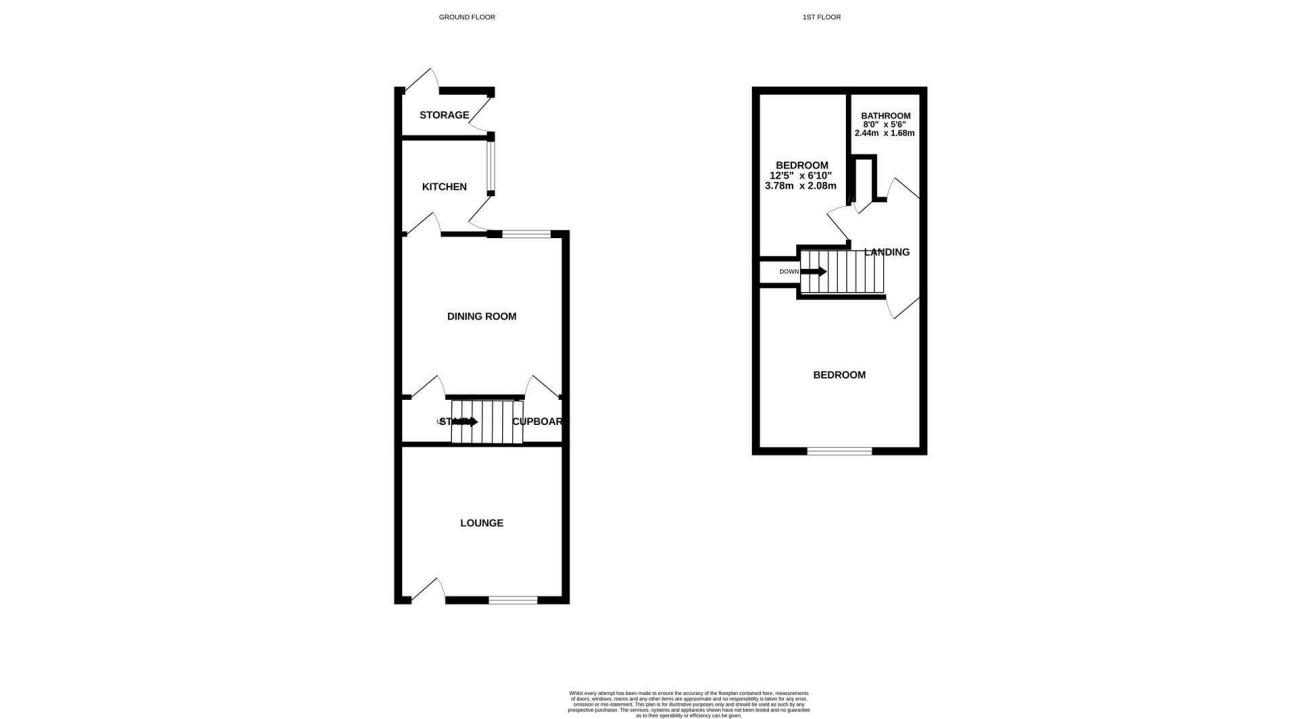
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MESSAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not to scale. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The measurements and floor areas contained within this plan are not guaranteed as to their accuracy or efficiency can be given.

COUNCIL TAX BAND:  
A

EPC RATING:  
D

TENURE:  
Freehold

LOCAL AUTHORITY:  
Stockport