

## 34 Gradwell Street, Edgeley, Stockport

Offers Over £175,000

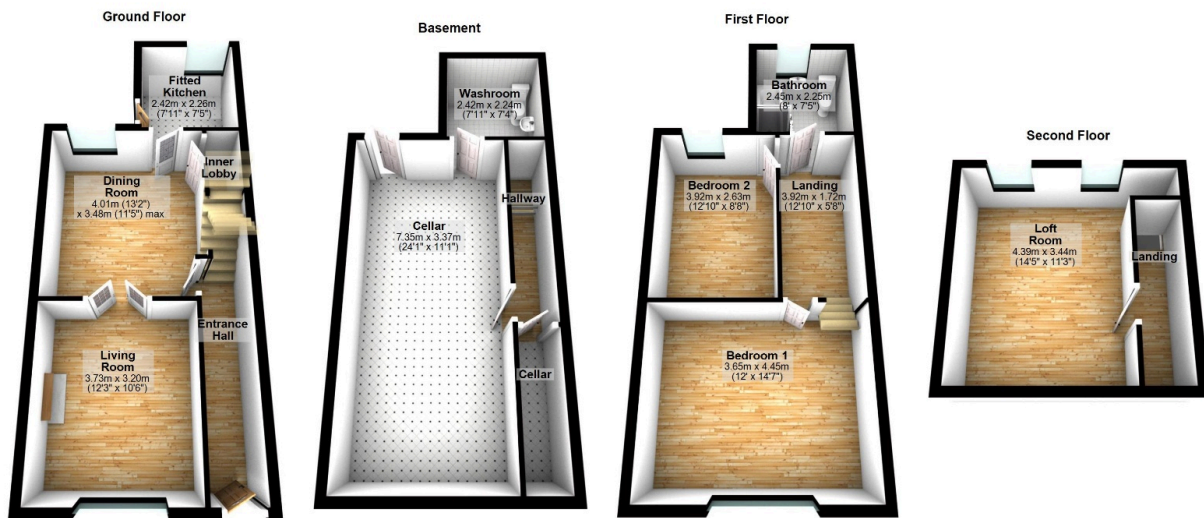
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A four storey middle terraced house in a convenient location, within walking distance of Stockport station, town centre, Edgeley village and for commuters by car, access to the motorway network. The property would make an ideal starter home, opportunity for DIY enthusiasts or an excellent buy to let investment. The property is in need of some updating and redecoration, but offers tremendous scope to personalise and add value. The accommodation includes, on the ground floor, there is an entrance hall, living room, dining room and kitchen. To the lower ground floor is a large basement room with WC off. The first floor consists of two bedrooms and a bathroom/WC. There is also a large, versatile loft room. Other features include gas central heating, double glazing and a private rear courtyard.

## Key Features

- Deceptively generous four storey middle terraced house
- Requires some updating and redecorating but scope to add value
- Useful basement room with WC off
- Versatile loft room with a variety of potential uses
- Rear courtyard and walled frontage
- Close to Stockport station, town centre, Edgeley and motorway access
- Lounge, dining room and kitchen on the ground floor
- Two bedrooms and bathroom to first floor
- Gas central heating and double glazing
- Ideal for first time buyers, DIY enthusiasts and buy to let investors



Total area: approx. 136.1 sq. metres (1465.3 sq. feet)