

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

18 Chelmsford Road, Stockport SK3 9LL



£195,000

No Upper Chain

Updating Required

Two Reception Rooms

Cellar

Private Rear Yard

Close To Several Schools, Parks And Local Amenities

Ideal Investment Purchase Or First Time Buy

Callaghans Estate Agents

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A spacious mid terraced property offering two reception rooms, two bedrooms, bathroom, kitchen, cellar and rear yard. In need of some upgrading this property presents a great opportunity for first-time buyers or rental investors. Located between Cheadle and Stockport providing everyday necessities, this property is close to several schools, parks and a short distance to local amenities and transport links.

Living Room 14' 5" x 12' 2" (4.39m x 3.71m) Stepping straight into the spacious living room which features a high ceiling and feature fireplace.

Dining Room 12' 2" x 11' 10" (3.71m x 3.60m) Leading from the living room, the dining room also has a high ceiling, provides access to the cellar and leads to the kitchen.

Kitchen 14' 1" x 6' 6" (4.29m x 1.98m) To the rear end of the property, the extended galley kitchen has modern gloss units, worktops, sink, built-in gas hob and electric oven, space for washing machine and fridge/freezer, dual aspect windows and access to the rear yard.

Bedroom 1 14' 1" x 12' 1" (4.29m x 3.68m) Generously proportion main bedroom to the front of the property, with exposed floorboards, high ceiling and ornamental fireplace.

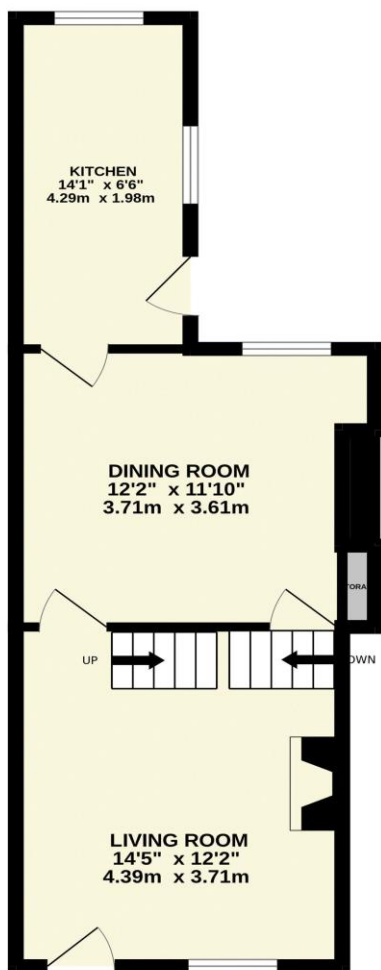
Bedroom 2 11' 11" x 5' 11" (3.63m x 1.80m) To the rear of the property, this bedroom is a good sized single room, with high ceiling and carpeted flooring.

Bathroom 8' 2" x 5' 8" (2.49m x 1.73m) Partly tiled the bathroom comprises of a bath, WC and sink.

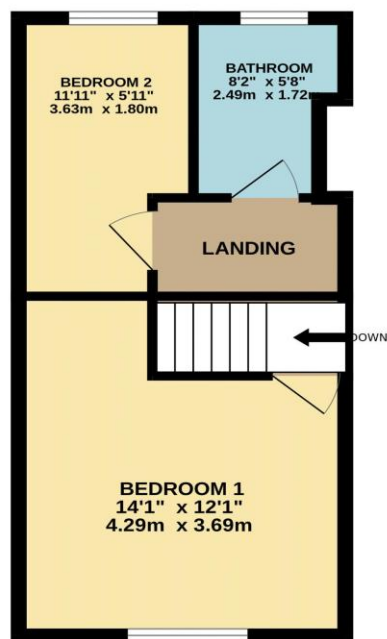
Cellar

Rear Yard Fenced to both sides and to the rear, the yard area offers the opportunity to create a low maintenance usable garden with seating area.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

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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