

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

20 Cale Street,
Stockport, SK2 6SW



£200,000

Spacious Terrace
Rear Courtyard Garden
Stylish Bathroom
White Shaker Kitchen
Two Bedrooms
Quiet Location

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this beautifully presented two-bedroom terraced property offering a fantastic opportunity for first time buyers, young professionals, or anyone seeking a stylish and spacious home within easy reach of Stockport town centre. The home blends modern comfort with characterful charm, all set within a sought-after location with excellent transport links and local amenities close by.

Inside, the property offers a spacious and flexible layout. To the front, a cosy lounge creates a perfect spot to relax while the rear kitchen has been attractively fitted with plenty of white units to meet your culinary needs and space for your family to dine.

Upstairs, the property continues to impress with a spacious master bedroom, tastefully decorated and offering comfortable accommodation. There is a second single bedroom for guests. A contemporary bathroom suite with walk in shower completes the first floor.

Externally, the LOW MAINTENANCE paved rear garden offers a outdoor space – perfect for relaxing with a coffee or hosting a summer BBQ. The enclosed yard also provides room for potted plants or seating, with minimal upkeep required.

Located just a short distance from Stockport town centre, the property enjoys the convenience of nearby shops, cafés, bars, schools, and a thriving social scene. Excellent bus routes, nearby train stations, and easy access to the M60 make commuting simple and efficient.

This is a superb opportunity to acquire a well presented home in a well-connected location. Early viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Lounge 13' 0" x 12' 6" (3.96m x 3.82m)

Kitchen 9' 10" x 11' 1" (3m x 3.38m)

Family Bathroom 7' 1" x 7' 9" (2.15m x 2.35m)

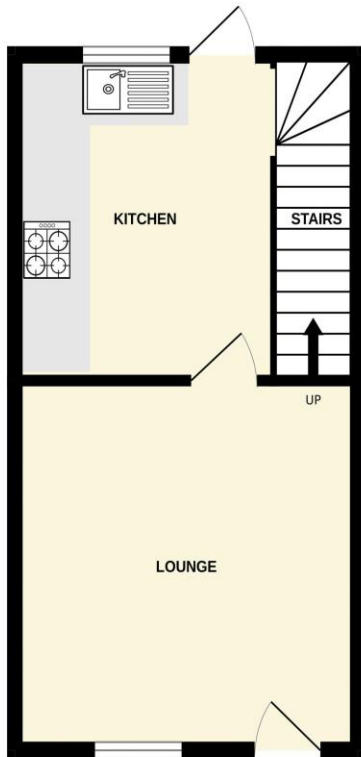
Bedroom One 12' 2" x 13' 0" (3.72m x 3.96m)

Bedroom Two 11' 0" x 5' 6" (3.36m x 1.67m)

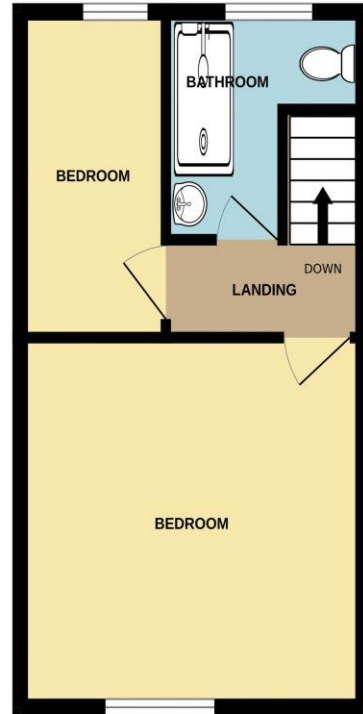
Courtyard Garden

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GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft (57.0 sq.m.) approx.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**