

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

23 Cambrian Road,
Edgeley, Stockport, SK3 9NU



£285,000

**Semi Detached
Three Bedrooms
Downstairs Toilet
Rear Garden
Grey Shaker Kitchen
New Roof**

Callaghans Estate Agents
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Callaghans are pleased to offer for sale this characterful Edwardian era semi-detached home in the popular Edgeley area. Blending period charm with modern updates, this spacious property provides a wonderful opportunity for those seeking a home with great potential and immediate comfort.

The ground floor offers a welcoming layout, beginning with a front lounge that showcases an attractive fireplace and a large, light-filled window. To the rear, a versatile family room provides a relaxed living space and leads directly into the kitchen. Fitted with stylish grey shaker-style units, the kitchen offers a pleasant outlook over the private rear garden. Under the stairs is a convenient downstairs toilet.

Upstairs, the accommodation comprises three well-proportioned bedrooms, including a generous front double and two additional good-sized bedrooms. The family bathroom is a particular treat, featuring a luxurious four-piece suite complete with a sunken bath.

Externally, the property benefits from a low-maintenance front garden and a private rear garden, ideal for outdoor relaxation. A significant recent investment includes a full roof replacement within the last five years, providing peace of mind for any new owners.

Situated close to all the amenities that Edgeley has to offer, including excellent transport links and the vibrant atmosphere of Stockport County F.C., this home is ready to move into and perfect to personalise over time. Viewing is highly recommended to appreciate the space and potential of this solid family home. Contact Callaghans today to arrange your visit.

Lounge 11' 0" x 10' 11" (3.35m x 3.33m)

Dining Room 12' 4" x 15' 0" (3.75m x 4.58m)

Downstairs Toilet

Kitchen 7' 5" x 11' 3" (2.26m x 3.44m)

Family Bathroom 8' 7" x 5' 9" (2.62m x 1.75m)

Bedroom One 15' 0" x 11' 2" (4.58m x 3.4m)

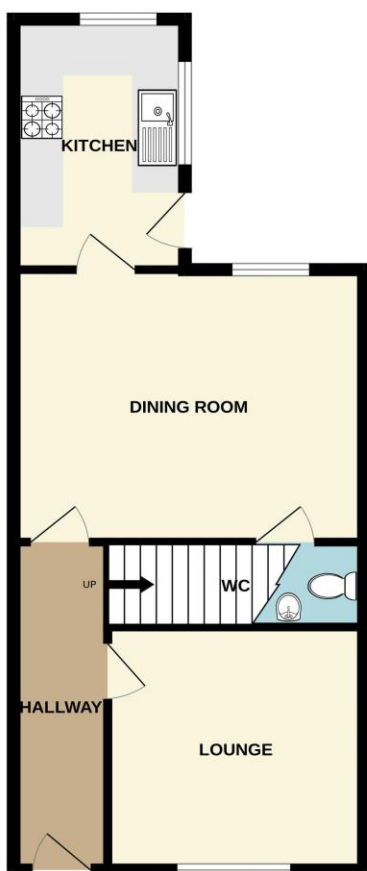
Bedroom Two 8' 2" x 9' 0" (2.5m x 2.75m)

Bedroom Three 6' 7" x 9' 0" (2m x 2.75m)

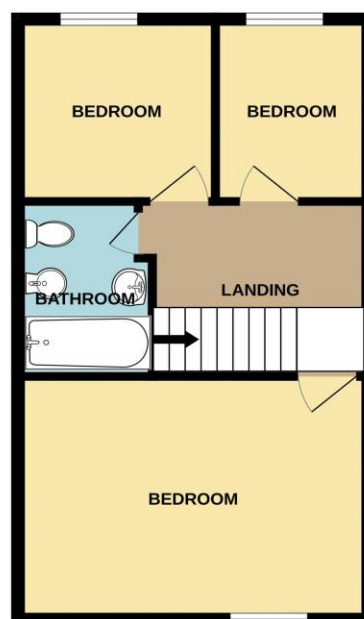
Rear Garden

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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 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**