

## 9 Sunwell Terrace, Marple, Stockport, SK6 7JP

Offers Over £200,000

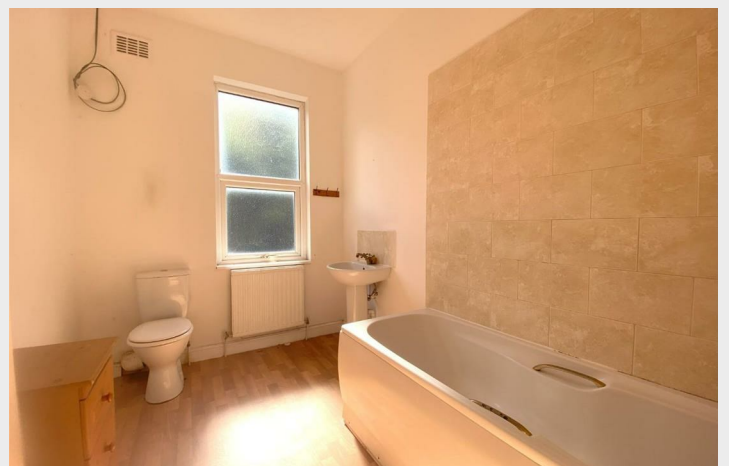
- Garden Fronted Edwardian Terrace
- Two Bedrooms
- Sought After Location
- Two Receptions
- In Need Of Some Updating
- NO VENDOR CHAIN

# 9 Sunwell Terrace, Marple SK6 7JP

Garden Fronted Edwardian Terrace. Two Receptions. Two Bedrooms. Popular Location Close to Marple Centre. Requires some Updating. No Vendor Chain.

 2  1  2  F

Council Tax Band: B



A mid-terrace Edwardian property located in a popular location close to Marple town centre. The property does require some updating but is in a mortgageable condition and offers huge potential. The property is offered with vacant possession

#### Hall

13'6 x 3'5

#### Lounge

12'0 x 9'4

Measurement is into chimney breast. Single panel radiator. Meter cupboard. UPVC double glazed window.

#### Dining Room

14'5 x 12'8

Measurement is into chimney breast. Under stairs cupboard. UPVC double glazed window.

#### Kitchen

7'8 x 4'7

A range of base, wall and drawer units with contrasting worktops. Stainless steel sink unit. 4 ring gas hob and electric oven (not tested). UPVC double glazed window .

#### Bathroom

#### Bedroom One

14'4 x 12'0

Fitted wardrobes. Double panel radiator. UPVC double glazed window.

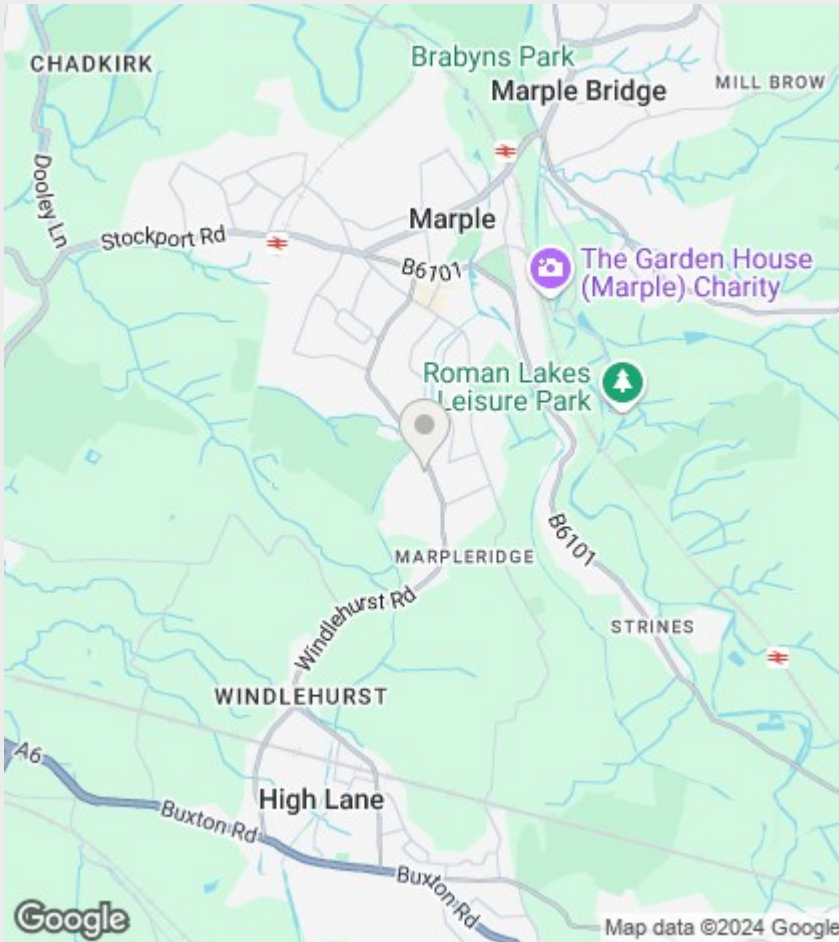
#### Bedroom Two

14'2 x 7'1

Double panel radiator. UPVC double glazed window.

#### Outside Rear

Enclosed yard with paved area



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

