

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

Asking Price £185,000

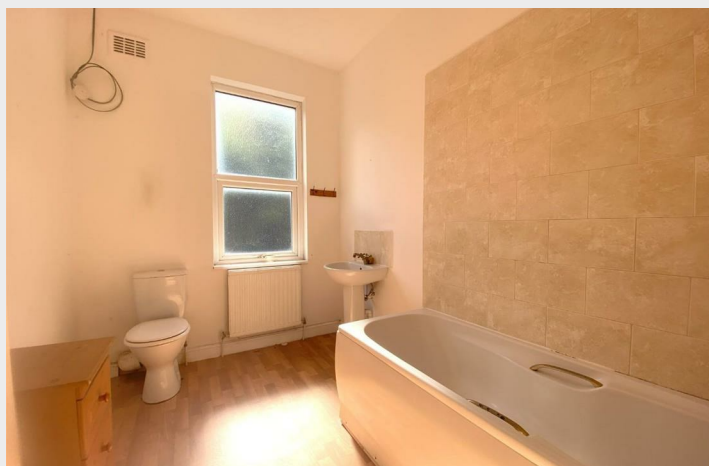
- Garden Fronted Edwardian Terrace
- Two Bedrooms
- Sought After Location
- Two Receptions
- In Need Of Some Updating
- NO VENDOR CHAIN

# 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.



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.

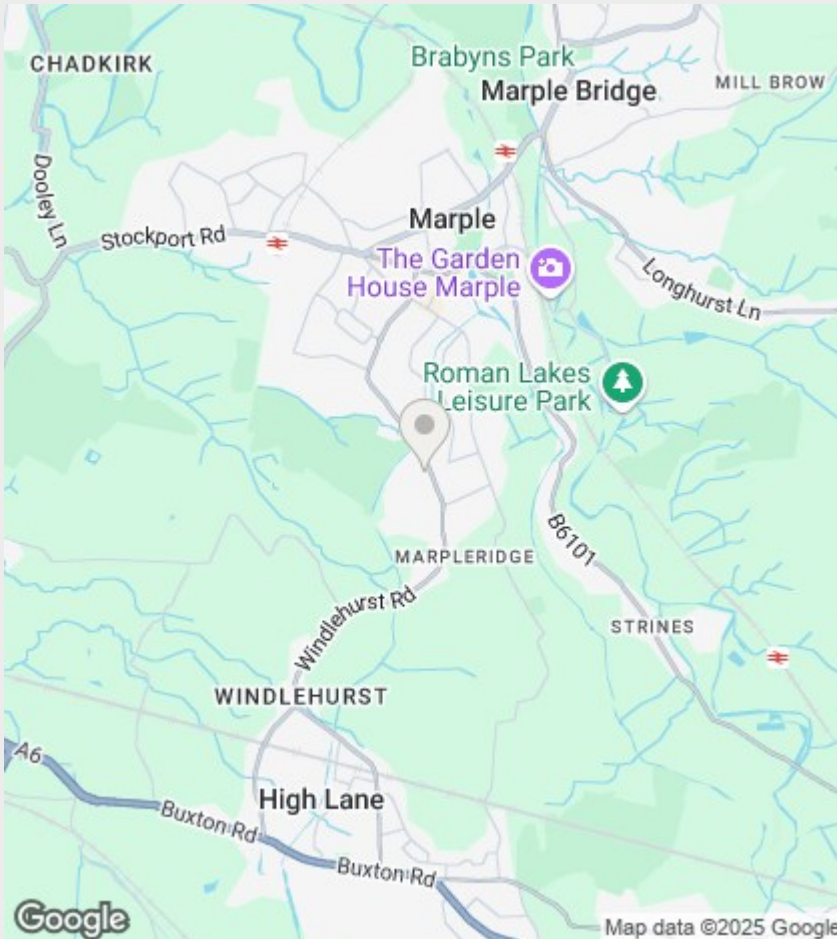
##### Bedroom Two

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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>28</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

