



95 Morgan Place, South Reddish, Stockport, SK5 7NY

Guide Price £220,000

- Incredibly Well Presented Throughout
- Low Maintenance Garden
- Modern Bathroom and Kitchen
- Convenient Location
- Handy Utility Room
- Three Well Proportioned Bedrooms

95 Morgan Place, Stockport SK5 7NY

This Well Presented Three Bedroom Property is A MUST VIEW! Sizeable Living Room. Impressive Fitted Kitchen/Dining Area. Modern Bathroom Suite. Handy Utility Room. NO VENDOR CHAIN!



Council Tax Band: A



Ground Floor

Entrance Hall

Entrance hall with access to the lounge, kitchen/diner and the first floor. Double panel radiator and bespoke storage below the stairs. UPVC front door.

Living Room

11'7 x 11'8

Well proportioned living room with electric fire effect heater and recently installed laminate flooring. UPVC Double glazed window.

Kitchen/Dining Area

17'0 x 10'2

Well designed and sizeable kitchen/dining area featuring a range of base, drawer and wall units (with lighting below). Spaces for fridge/freezer, dishwasher and even a wine fridge. Electric oven, hob and extractor fan above. Access to the rear via the patio doors and the convenient utility room. UPVC double glazed window and double panel radiator.

Utility Room

11'7 x 4'0

Very handy utility room, housing the electrics, gas meter and offering ample storage space. Plumbed in for a washing machine. UPVC double glazed window and new laminate flooring.

First Floor

Landing

Carpeted stairs and landing providing access to all first floor rooms. Loft access above.

Bathroom

5'5 x 7'6

Modern and well presented three piece bathroom suite. UPVC Double Glazed window. Heated Towel Rail. Bluetooth speaker fixed in the ceiling. Extractor Fan. Plenty of storage space.

Bedroom One

12'5 x 11'8

The larger of the three bedrooms features an abundance of fitted wardrobe storage space with an alcove to fit a bed. UPVC double glazed window and double panel radiator.

Bedroom Two

9'7 x 9'7

The second bedroom also comes with fitted wardrobes, UPVC double glazed window and a double panel radiator.

Bedroom Three

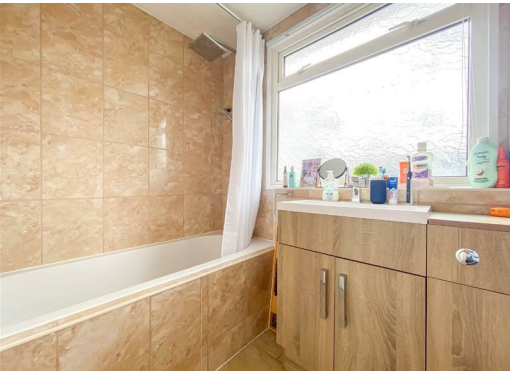
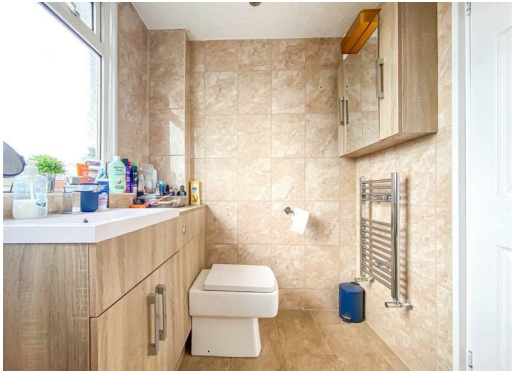
6'8 x 7'8

Handy office space or child's bedroom. UPVC double glazed window and double panel radiator.

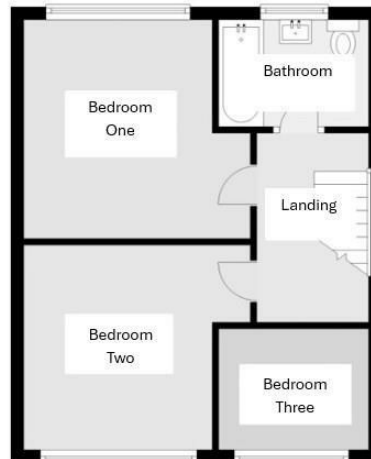
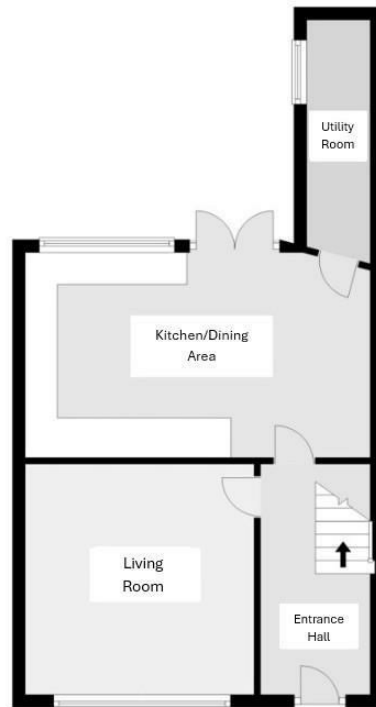
External

Small grassed area to the front and good sized, low maintenance, rear garden. Bench seat with built in storage, stylish patio, artificial grass and well established plants/trees to the far side. Access to the side passage way.





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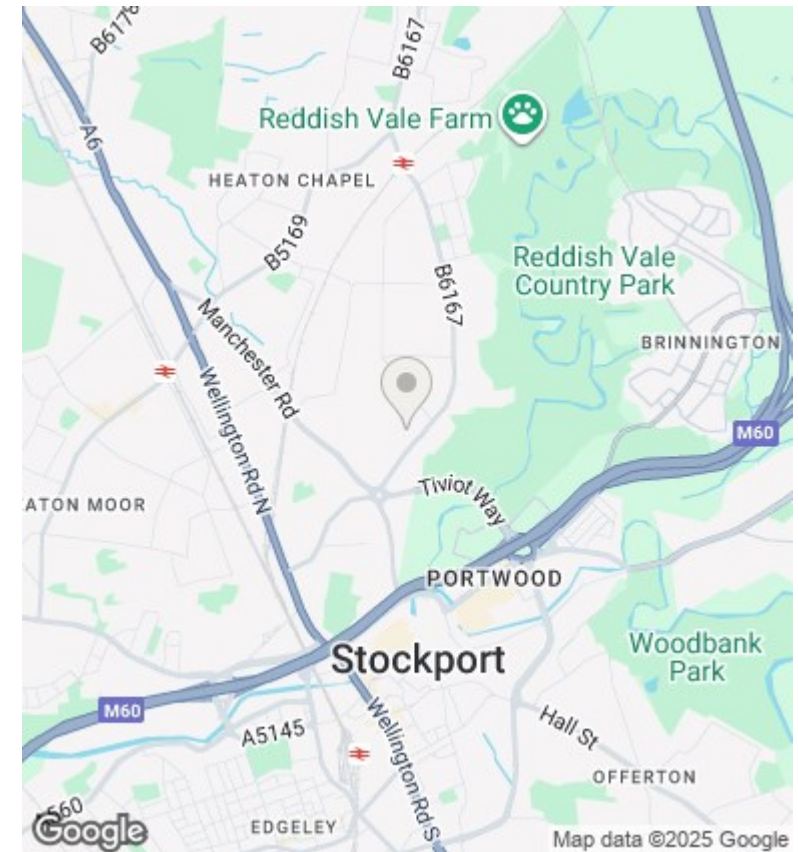
Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC