



## Farmers Terrace, 30 Lloyd Street, Heaton Norris, Stockport, SK4

Guide Price £180,000

- Popular location - NO VENDOR CHAIN
- Potential for Off Road Parking
- Double Glazing & Gas Central Heating
- Garden Fronted
- Handy Cellar
- Close to Motorway Network



# 30 Lloyd Street, Stockport SK4 1QP

Two Bedroom Garden Fronted Terrace. Double Glazing & Gas Central heatings. Potential for Off Road Parking. Handy Cellar Room. Popular Location. Easy Access to the Motorway Network and A6. Close to Stockport Town Centre and All It's Amenities. NO VENDOR CHAIN



Council Tax Band:



Situated in a popular location Joules bring to the market this two bedroom garden fronted mid terraced property with the added benefit of a cellar.

Offering double glazing and gas central heating the property briefly comprises: Lounge, breakfast kitchen with built in oven and hob, Venturing upstairs you will find a spacious principle bedroom, second bedroom and bathroom with white three piece suite.

Outside to the front is a small garden and to the rear is an enclosed rear yard, worth noting is neighbours have adapted the rear to provide off road parking.

Realistically priced to sell.

#### Entrance

Double glazed entrance door with skylight over

#### Lounge

12'9" x 12'7"

Double glazed window to the front elevation, central heating radiator. Fireplace (display use only) with tiled hearth.

Ceiling rose

#### Breakfast Kitchen

12'7" x 8'0"

Kitchen comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further units. Built in

electric oven and hob. Plumbed and access for an automatic washing machine. Space for under unit fridge and freezer. Cupboard housing wall mounted Worcester boiler. Work surfaces with tiled splashbacks, central heating radiator, window and door to rear garden. Folding door to cellar

#### Basement

#### Cellar

Handy extra storage room. Double glazed window, central heating radiator. Louvred doors to further understairs storage. Two wall light points

#### First Floor

#### Stairs and Landing

Doors to all first floor rooms

#### Bedroom One

12'7" x 9'8"

Spacious principle bedroom. Double glazed window to the front elevation, central heating radiator

#### Bedroom Two

8'1" x 7'4"

Double glazed window to the rear elevation, central heating radiator

## Bathroom

White three piece suite comprising: Low level WC, pedestal wash hand basin and bath with Triton shower over and shower curtain rail. Double glazed window with obscure glass to the rear elevation.

## Outside

### Front

Small front garden and wrought iron gate

### Rear

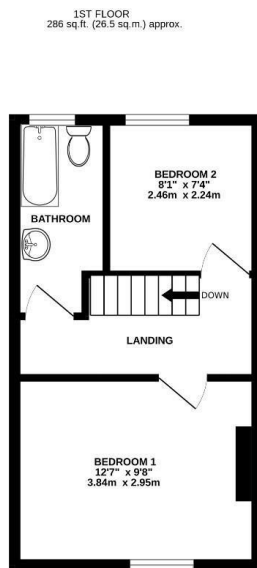
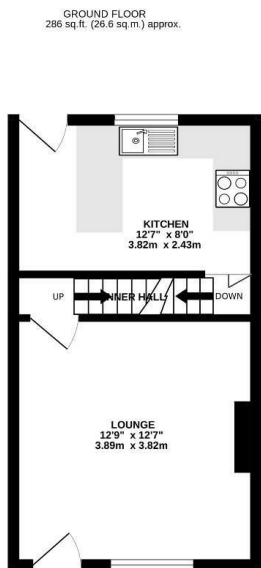
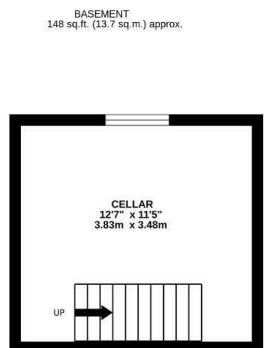
Enclosed rear yard. Fenced and brick built boundaries. Please note that neighbouring properties have created off road parking.





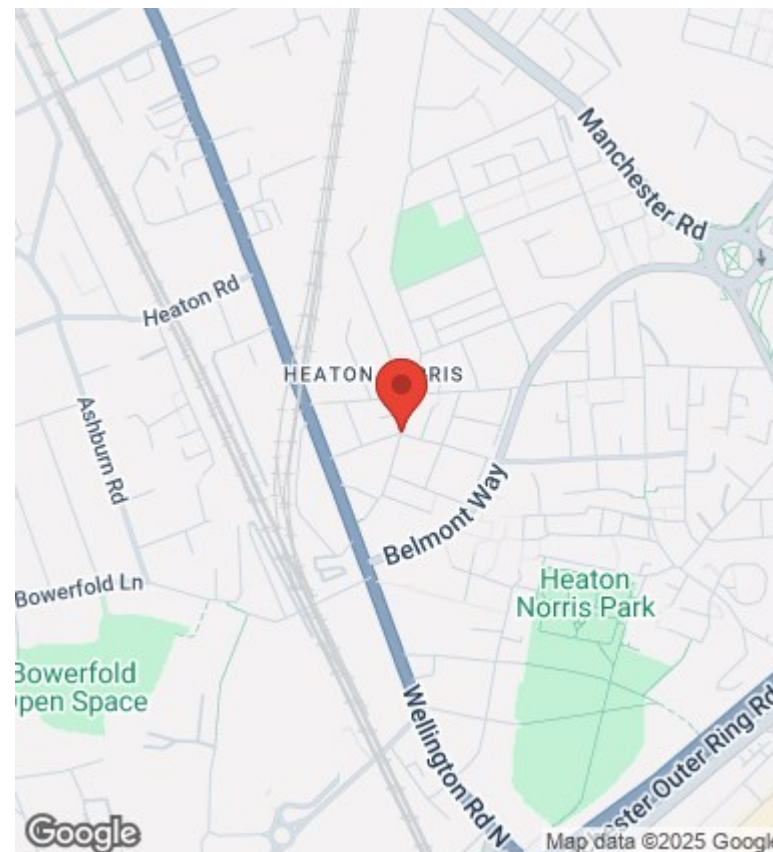






**TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 90                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |