



12 Southern Crescent  
Stockport, SK7 3AH

Asking Price £895,000

- Beautiful views over green landscape
- Spacious layout
- Potential to extend/remodel (subject to planning)
- Landscaped front & rear garden
- 4 bedrooms, 3 reception rooms
- Double garage
- Original features
- Spacious plot
- Close to local amenities & schools
- Beautiful family home









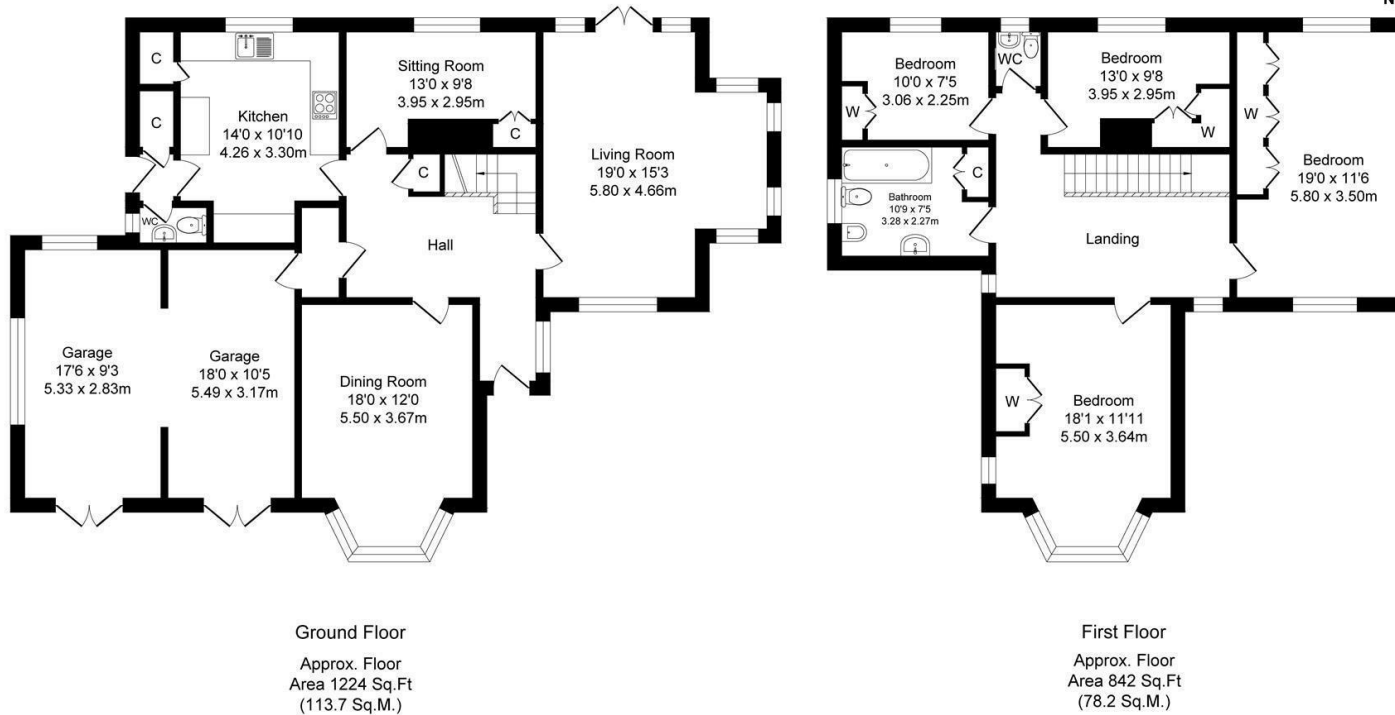






Southern Crescent  
Total Approx. Floor Area 2066 Sq.ft. (191.9Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Council Tax Band:  
Tax Band G

Tenure:  
Freehold

Local Authority:  
Stockport

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements