



Earnshaw Avenue | Offerton | SK1 4BJ

EDWARD  
**mellor**



## Features

- Attention All First Time Buyers
- 2 Bedroom Mid Terraced
- Desirable Cul De Sac Location
- Off Road Parking
- Enclosed Rear Garden

Start The Car !!!! Attention all First Time Buyers looking for your dream first home. This competitively priced 2 bedroom mews style property is nestled in a desirable cul de sac location in the heart of Offerton and offers outstanding value for money and

is one not to be missed. The property offers generous size living accommodation with the distinct advantage of off road parking and a nicely enclosed garden to the rear which is perfect for outdoor entertaining. In addition. the property is

warmed by gas central heating and benefits from UPVC double glazing and presents an opportunity to add your own personal touches which will add significant value to a very attractively priced home. Viewing highly recommended.



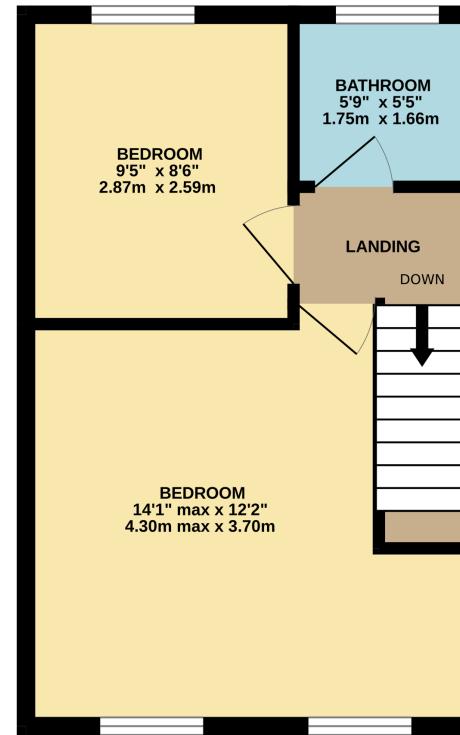
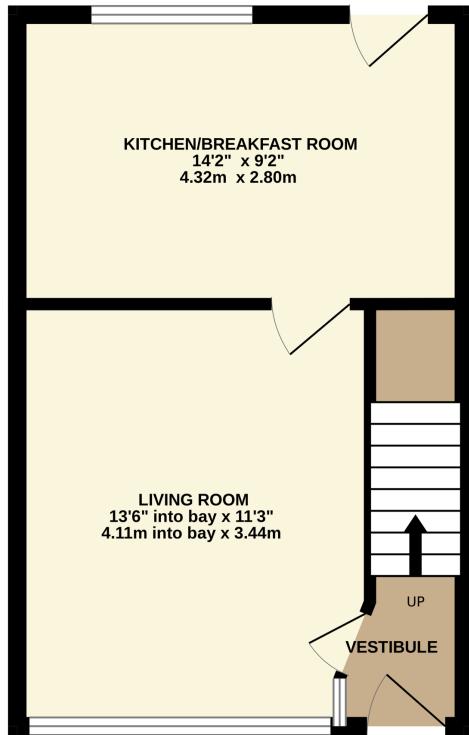
Earnshaw Avenue is situated off Turncroft Lane and is within close proximity of Woodbank Park, excellent schools and good public transport links for the commuter. The accommodation on offer briefly comprises : Enclosed entrance vestibule with stairs leading to the first floor, front living room providing ample space for seating and social gatherings and a good size breakfast kitchen which provides direct access to the rear garden. To the first floor, a landing leads to 2 good size bedrooms and a 3 piece family bathroom suite. As previously mentioned, the property features a driveway to the front to provide off road parking whilst to the rear is a generous size and neatly enclosed garden which is ideal for outdoor entertaining.

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
323 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating

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