



22 Elm Road South, Stockport

Offers Over £325,000 Freehold

THREE BEDROOM SEMI-DETACHED • CLOSE TO LOCAL AMENITIES • DRIVEWAY PROVIDING OFF-ROAD PARKING • SOUTH-WEST FACING GARDEN • WELL-PRESENTED THROUGHOUT • CLOSE TO SUPERB TRANSPORT LINKS INCLUDING A6 AND M60



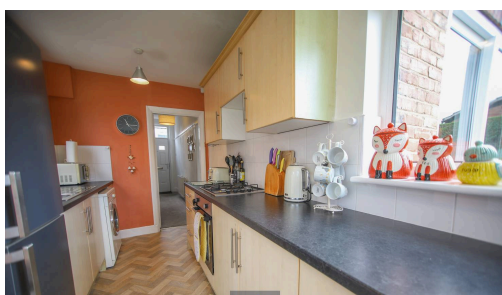
A bright and spacious 1930's semi-detached home sitting close to local amenities and superb transport links. Positioned behind a charming walled garden with a driveway providing off-road parking and access to the generous South-West facing rear garden. Internally the property is presented beautifully throughout and makes the ideal home for first time buyers, young families or those looking to downsize.

Council Tax band: B

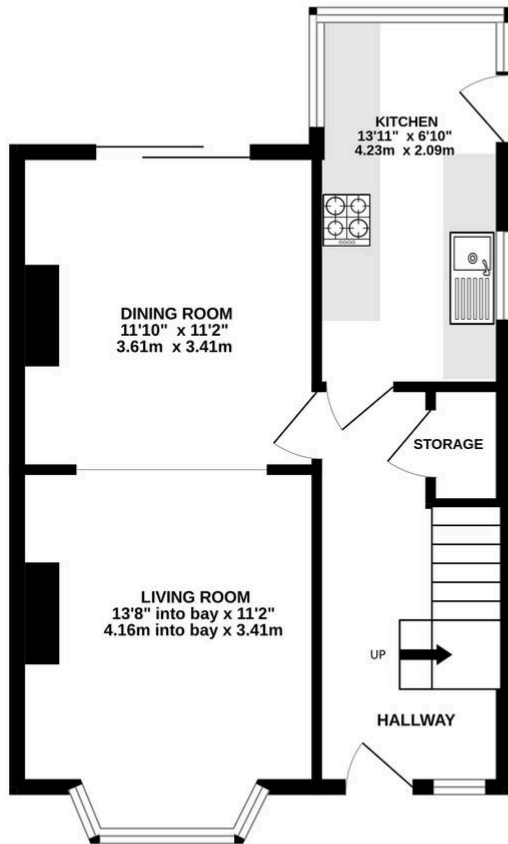
Tenure: Freehold



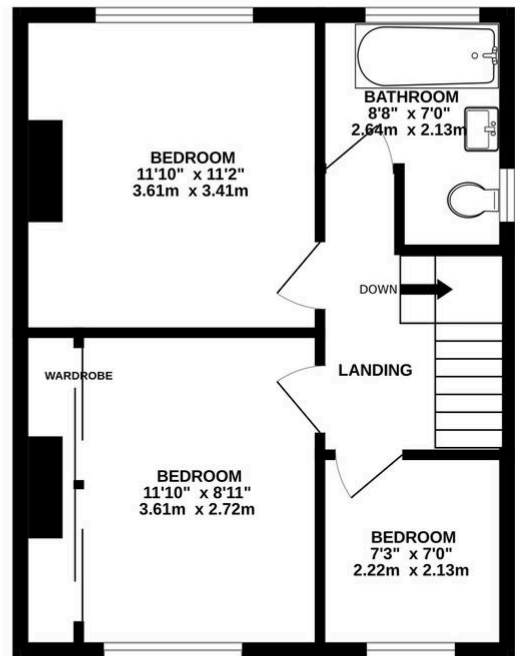
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GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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A generous entrance hall offers a warm welcome with a turning staircase and convenient nook for shoes and coats to be kept as well as a handy under stair storage cupboard. At the foot of the hallway is a kitchen with a fabulous bay window providing views over the garden. Alongside the kitchen is an open-plan living and dining room with dual aspect windows allowing in an abundance of natural light. A large bay window sits at the front and patio doors at the rear providing access out to the garden. To the first floor the bedrooms comprise of two large doubles and a third single. The master sits at the front with fitted wardrobes providing super storage. The family bathroom completes the accommodation and features a modern three piece suite comprising bath with shower over and Crittall-style door, wash hand basin and WC.

Externally there is all-important off-road parking via the driveway that runs down the side of the property. Gates sit at the foot of the driveway and provide access into the rear garden. The rear garden is primarily laid to lawn with the addition of a paved patio. It is fully-enclosed by wooden fencing providing a secure space, and benefits from a south-westerly facing aspect.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings

