Crosby Street, Stockport,

2 | 1 | 1

Asking price **£219,950**

Property Details

Crosby Street, Stockport, SK2 6SP

A beautifully presented two-bedroom traditional terraced home, offering an appealing blend of period charm and modern touches throughout. Well-maintained and ready to move into, this charming property provides a stylish and inviting home.

Key Features

NO UPWARD CHAIN
Well presented & move-in ready
Boarded-out loft, providing valuable storage space
Useful cellar providing additional storage
Stylish Jack and Jill bathroom
Private rear garden with paved and lawned areas
UPVC windows and doors

As you enter through the front door, you are welcomed into a beautiful lounge with a feature fire and fire surround. The large UPVC front window brings plenty of natural light into the room, giving a light and airy feel.

The dining kitchen provides a good range of wall and base units, contrasting worktops, tiled splashbacks with designated space for appliances, with a window overlooking the rear garden.

To the first floor are two well-proportioned bedrooms, served by a modern Jack and Jill bathroom. The principal bedroom benefits from fitted wardrobes and ample space for freestanding furniture, while the second bedroom is currently arranged as a bedroom and home working space, with fitted storage and a good-sized window.

Externally, the property benefits from a private rear garden, featuring a paved seating area, artificial lawn, established planting and a greenhouse. The garden provides a pleasant outdoor space with useful room for seating, gardening and storage.

The property also benefits from a useful cellar, offering extensive additional storage and housing the utility connections. There is also a boarded-out loft, accessed via pull-down steps, providing valuable additional storage space, which could potentially be converted to extra rooms (with planning permission).

ROOM DESCRIPTION

LOUNGE
A bright and welcoming lounge featuring a beautiful fireplace and fire surround, with a large UPVC window allowing plenty of natural light.

DINING KITCHEN
A well-appointed dining kitchen with a good range of wall and base units, contrasting worktops, tiled splashbacks and space for appliances, overlooking the rear garden.

BEDROOM 1
A well-proportioned principal bedroom featuring fitted wardrobes, ample space for freestanding furniture and a bright outlook.

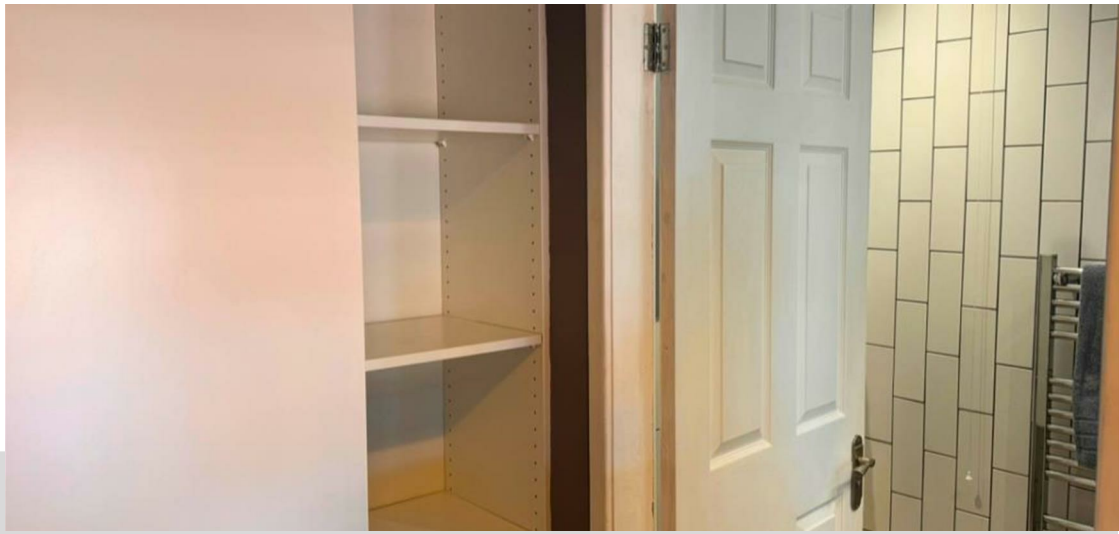
BEDROOM 2
A versatile second bedroom currently arranged as a bedroom and home working space, with fitted storage and a good-sized window.

BATHROOM
A modern Jack and Jill bathroom serving both bedrooms, with contemporary fittings and convenient access from the landing and principal bedroom.

CELLAR
A useful cellar providing extensive additional storage space and housing the utility connections.

LOFT
A boarded-out loft accessed via pull-down steps, offering valuable additional storage with potential for conversion, subject to the necessary planning permissions.

COUNCIL TAX BAND: A	TENURE: Leasehold
EPC RATING: C	LOCAL AUTHORITY: Stockport

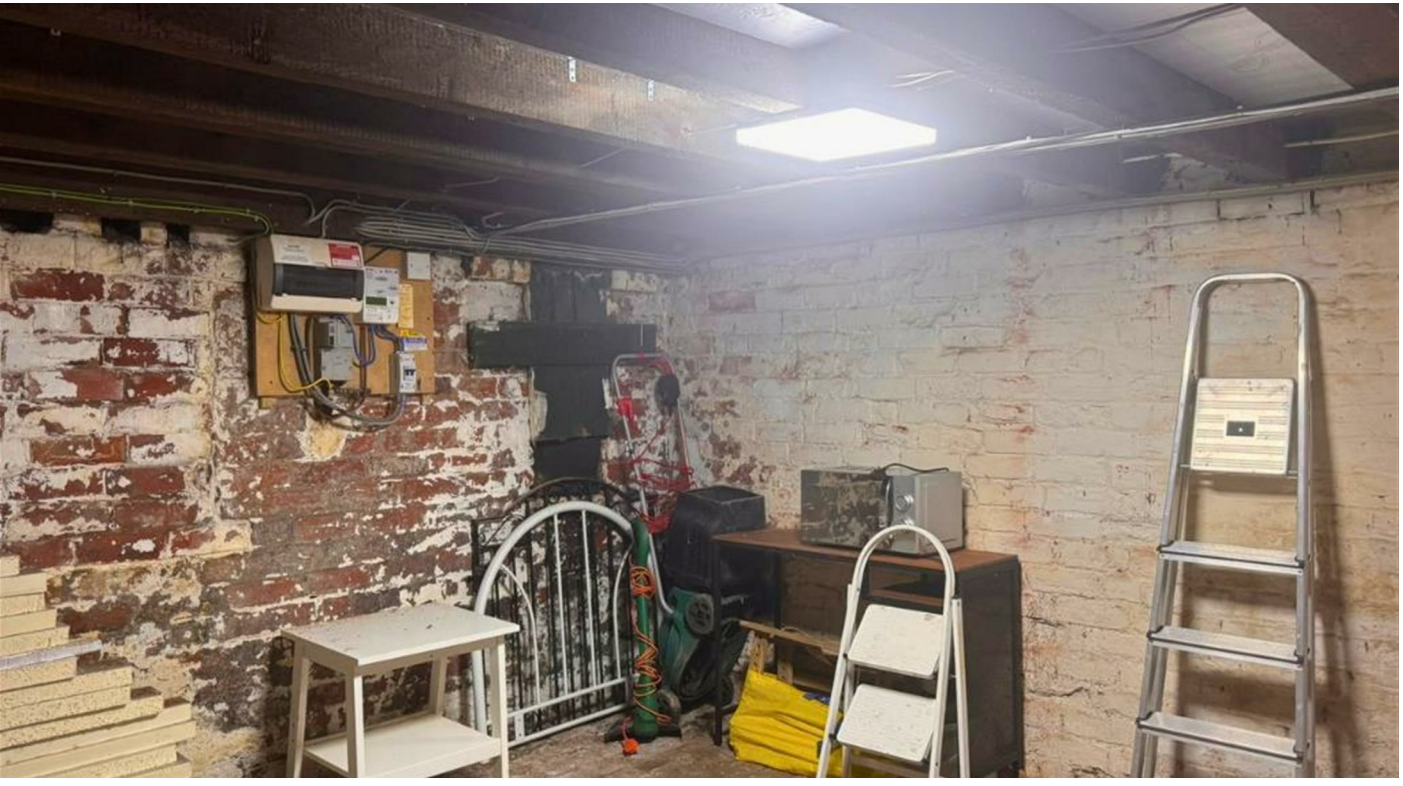


MATERIAL INFORMATION

Part A-Key Facts
Tenure: Leasehold
Original lease length: 999 years
Lease start date: 1892
Years remaining: 865 years
Ground rent: £1.20
Council Tax Band: A
EPC Rating: C

Part B-Property Details:
Bedrooms: 2
Bathrooms: 1
Reception Rooms: 1
Parking: Parking arrangement at £47.50 per permit, based on the 2025 Stockport Council price.
Resident permit parking
Two permits available from Stockport Council:
1 resident permit
1 visitor permit
Heating: Gas-fired central heating via a combi boiler
Electricity: Mains electricity supplier UU (United Utilities)
Water & Drainage: Mains water supply/mains drainage supplier UU (United Utilities)

Part C-Additional Information:
Flood Risk: Low
Broadband: Standard, Superfast & Ultrafast Available
Storm/Fire Damage: N/A
Alterations to Property Works completed in 2023:
Removal of chimney in loft and through roof
Reconstruction of bathroom



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AML

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

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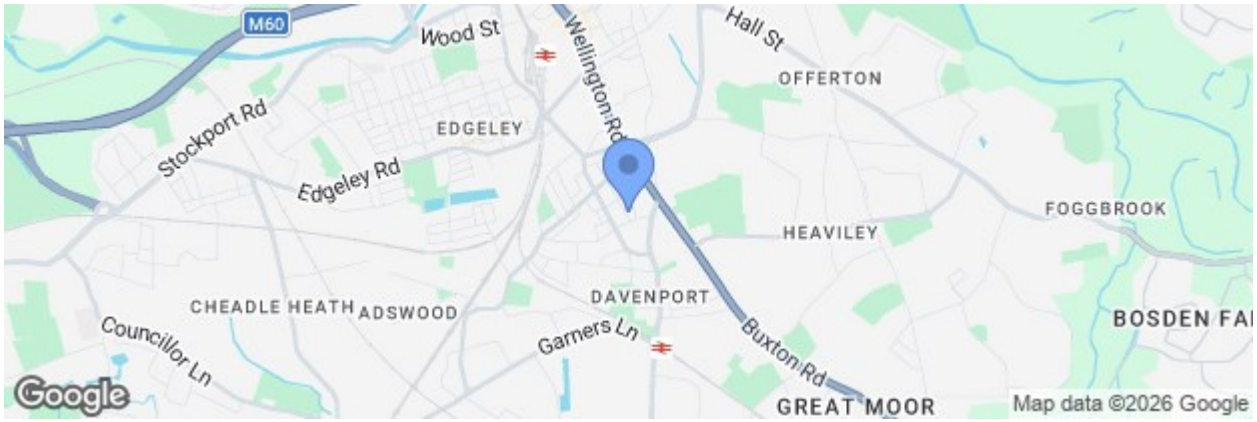

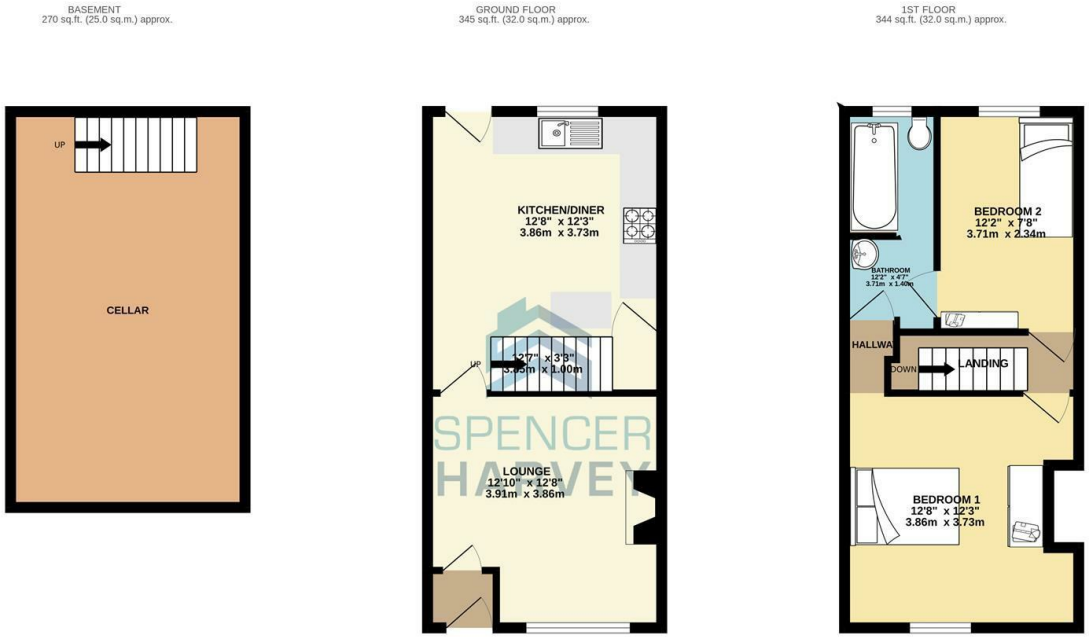

TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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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