



111 Beech Road, Stockport

£250,000 Leasehold

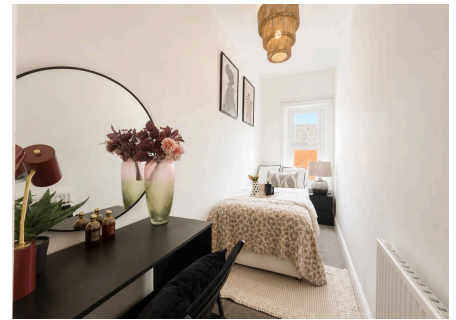
THREE BEDROOM SEMI-DETACHED PROPERTY • TWO GENEROUSLY PROPORTIONED RECEPTION ROOMS • WELL-MAINTAINED THROUGHOUT • CONVENIENTLY POSITIONED NEARBY LOCAL SHOPS AND AMENITIES • NO ONWARD CHAIN • SOUTH FACING GARDEN



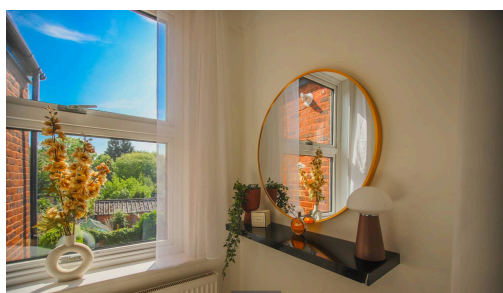
This well-maintained three bedroom semi-detached home presents an excellent opportunity those seeking a turn-key property, offering spacious and versatile accommodation in a highly convenient location close to local shops and amenities. The property does not shy away from kerb appeal, with a well maintained front yard, with the bonus of added privacy provided by the property's well-maintained hedging.

Council Tax band: B

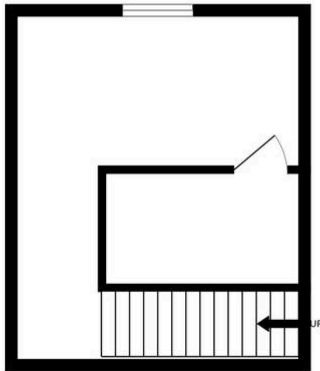
Tenure: Leasehold



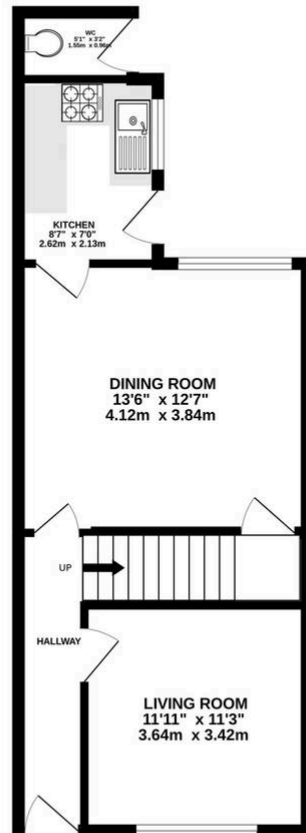
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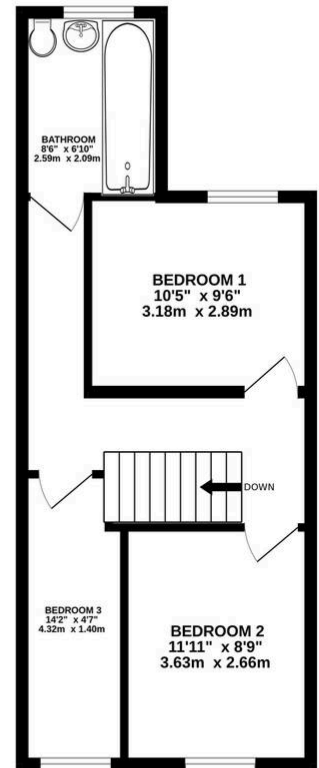
BASEMENT
228 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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This beautifully refurbished three bedroom characterful semi-detached home presents an excellent opportunity those seeking a turn-key property, offering spacious and versatile accommodation in a highly convenient location close to local shops and amenities. This is only the second time that the property has come to the market, having been much loved by previous owners. The property does not shy away from kerb appeal, with a well maintained front yard, with the bonus of added privacy provided by the property's well-maintained hedging.

The property has been refurbished throughout with care and attention to detail to ensure that the home remains characterful, with the original features remaining. The current owner has carried out many improvements to the home including: a new roof covering, a new boiler, fitted around 5 years ago, a new kitchen and bathroom, damp remediation works and removal of the chimneys. These works were carried out around 5 years ago, and the property has been well maintained since.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway that leads to two generously proportioned reception rooms, boasting versatile spaces, for a living room or dining room. The property's original character and proportions are immediately apparent. The living room is positioned to the front of the property, and is adorned with natural light offering very generous proportions. The second reception room, positioned to the rear of the property, is currently used as a dining room, offering a fabulous space for dining and socialising. The kitchen is well-appointed with fitted units and work surfaces, providing a good amount of storage and preparation space. The property has a fantastic cellar space, offering a brilliant space for additional storage within the property.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation and relaxation space. Bedrooms one and two are generous doubles, and are filled with large amounts of natural light, entering via the window space. The third bedroom, currently used as a single bedroom, offers a great space for a single bedroom, office space, dressing room, or nursery to name a few. The family bathroom is tastefully finished with sleek, grey, minimalist tiles, and is currently comprised of a bath, with a shower over, a wash hand basin and a w/c.

Externally, to the rear of the property, there is a generous garden space, with a south-facing aspect. The garden is primarily laid to lawn, but offers a patio space just beyond the back door, offering a convenient space for al-fresco dining in the summer. To the front of the property, there is ample on-road parking, for both residents and visitors of the property.

