

# HUNTERS®

HERE TO GET *you* THERE



## Lily Close

Stockport, SK3 8QH

Offers In Excess Of £330,000



Council Tax: D



# 4 Lily Close

Stockport, SK3 8QH

Offers In Excess Of £330,000



- FREEHOLD
- OFF ROAD PARKING SUITABLE FOR 2 VEHICLES
- DOWNSTAIRS W/C
- ENSUITE BATHROOM
- LARGE GARDEN
- INTERNAL GARAGE
- 0.5 MILE TO ST. AMBROSE R.C. PRIMARY SCHOOL
- 1.5 MILE TO STOCKPORT GRAMMER SCHOOL
- COUNCIL TAX BAND - D
- EPC - C

## ADDITIONAL INFO

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is

accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

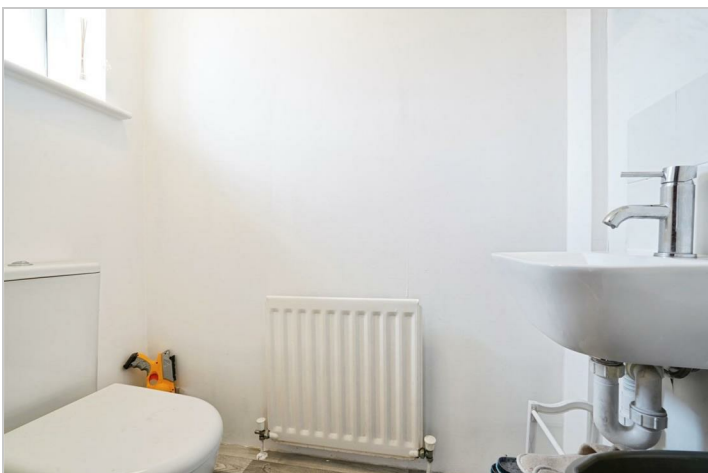
Tel: 0161 945 9000

Located in the tranquil cul-de-sac of Lily Close, Stockport, this delightful detached house presents an excellent opportunity for families seeking a peaceful residential environment. Boasting three well-proportioned bedrooms and two bathrooms, this freehold home is designed to cater to the needs of modern family living.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to create cherished memories with loved ones. The property also includes parking for one vehicle, ensuring convenience for residents and guests alike.

The location is particularly appealing, with Davenport, Cheadle Hulme, and Stockport railway stations all within a short distance of approximately 1.3 to 1.9 kilometres. This accessibility makes commuting to nearby cities a breeze, while the surrounding area offers a great selection of parks and open spaces, perfect for outdoor activities and leisurely strolls.

This charming detached house on Lily Close is not only a wonderful family home but also a gateway to a vibrant community. With its excellent transport links and serene setting, it is an ideal choice for those looking to settle in a friendly neighbourhood. Do not miss the chance to make this lovely property your own.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.