



9 Pensarn Grove, South Reddish, Stockport, SK5 7LE

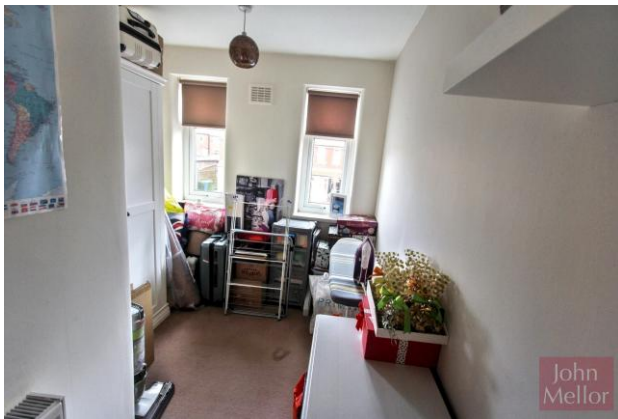
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Viewing highly recommended! A beautifully presented THREE BEDROOM mid terrace property ideally situated on a very pleasant cul-de-sac being free from through traffic and boasting a fantastic size garden with a westerly sunny aspect. The bright and airy rooms comprise a hall, a lounge with a bay window, a good size dining kitchen, the three excellent bedrooms and a re-fitted bathroom with a white suite.

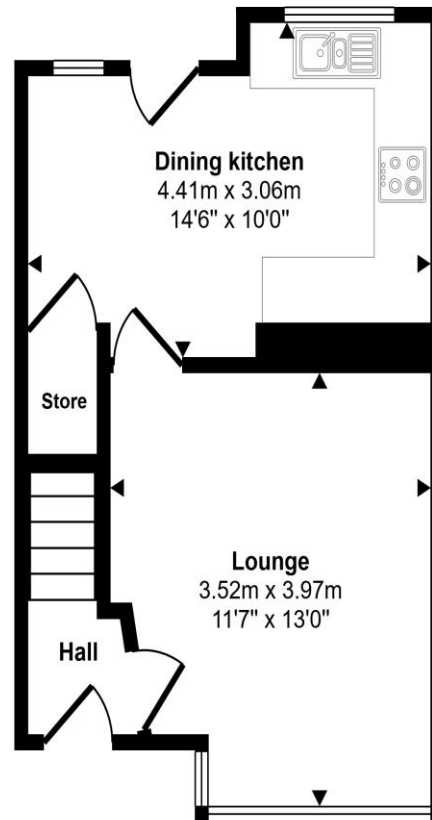


The property is warmed by gas central heating, powered by a Worcester Bosch boiler, and the windows are upvc double glazed. There is on street parking to the front of the property. Pensarn Grove is convenient for local amenities catering for most of the everyday wants and needs together with public transport services operating into both Stockport and Manchester centres. Freehold. Council tax band B.

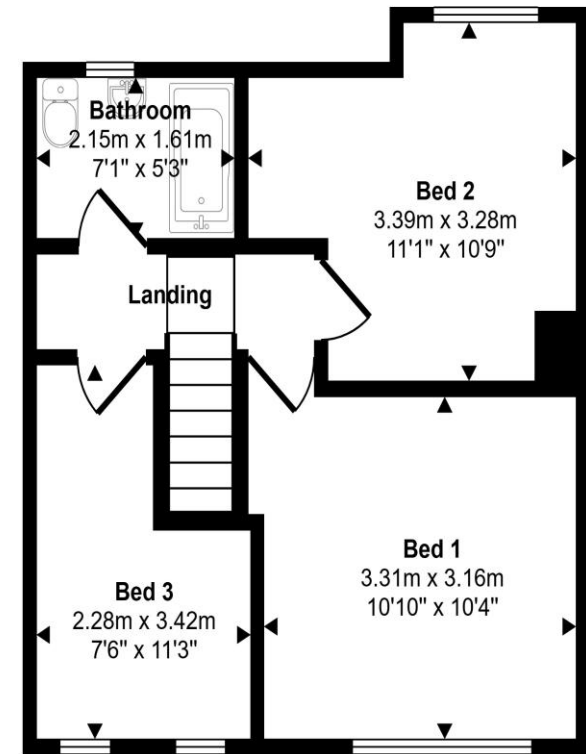


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
65 sq m / 697 sq ft



Ground Floor
Approx 29 sq m / 308 sq ft



First Floor
Approx 36 sq m / 389 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273