



15 Carnforth Road, Stockport, SK4 5LL Offers in excess of £395,000

Goodmove are proud to present this three bed semi detached house for sale on Carnforth Road, Stockport SK4.

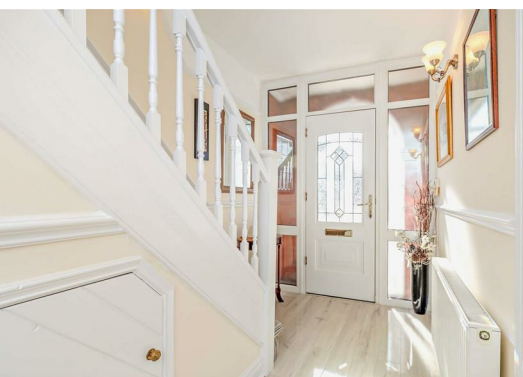
Carnforth Road can be found in the popular residential setting of Heaton Chapel, well-known locally for its excellent array of local amenities. These include reputable local schools, excellent transport links via rail and road and easy access to both Reddish and Heaton Moor high streets each promising a healthy variety of pubs, bars, and retail outlets. Many supermarkets are also close at hand.

The ground floor features a welcoming entrance porch leading into a central hallway, with access to a generous lounge and a separate dining room. To the rear, a bright conservatory provides additional living space and overlooks the garden as well as connecting to the well-sized kitchen. A useful external store adds practical storage.

Upstairs, the first floor comprises three bedrooms, including two comfortable doubles and a third single room, ideal as a nursery, home office, or guest room. A family bathroom and separate WC complete the layout, offering convenience for busy households.

Further benefits include a substantial cellar, providing excellent storage or potential for future development (subject to necessary consents).

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

909 years remaining on the lease
 Ground rent: £35 per annum
 Maintenance charge: £tbc

This information is provided by the vendor and should be verified during the conveyancing process.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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