



## 11 Cherry Tree Court, Stockport

£250,000 Leasehold

TWO DOUBLE BEDROOMS • GENEROUS BATHROOM • END MEWS HOUSE • SITUATED ON A PRIVATE ROAD OF ONLY 11 HOUSES • PRIVATE LAWNED REAR GARDEN • NO ONWARD CHAIN • ALLOCATED PARKING





A fabulous two bedroom end-mews home tucked away on a quiet cul-de-sac on a private road close to superb transport links and handy local amenities. Benefitting from allocated parking and a private rear garden, the house makes the ideal home for a first time buyer, downsizer and buy to let investor. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

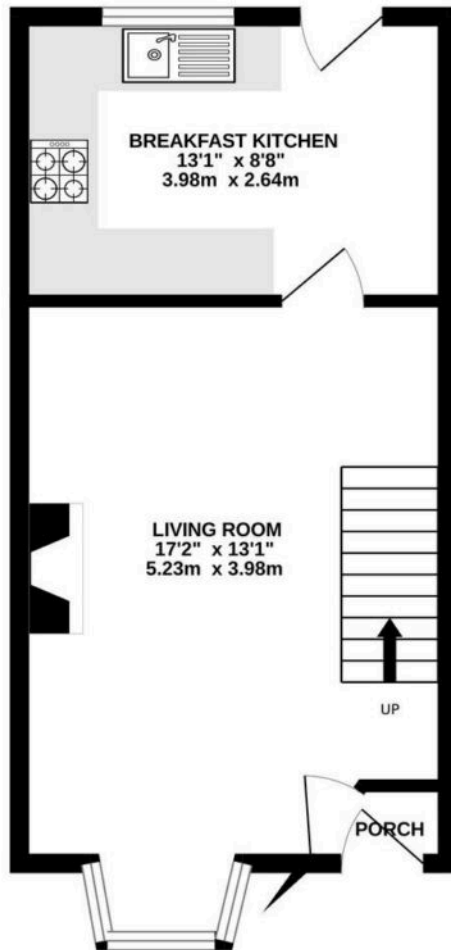
EPC Environmental Impact Rating: C



- › TWO DOUBLE BEDROOMS
- › GENEROUS BATHROOM
- › END MEWS HOUSE
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GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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Cherry Tree Court is a charming private cul-de-sac of only 11 houses. Offering a quiet and private setting whilst being positioned in a central position close to superb transport links as well as local shops and restaurants. Number 11 sits at the end of three mews houses and benefits from allocated parking and a charming lawned garden that can be accessed down the side of the property. Internally the property is accessed via a small porch which opens into a large living room with a bay window and a feature fireplace. The kitchen sits off the living room and spans the width of the house offering space for a breakfast table and chairs. There is a back door from the kitchen providing access out to the rear garden. To the first floor there are two bedrooms, both offering fitted wardrobes, and a family bathroom. The bathroom is a good size and benefits from a large side window. This wonderful property offers superb space and the opportunity for a new buyer to put their own stamp on it. It would make a great purchase for a variety of buyers from first time buyers to those looking to downsize to buy to let investors, and is offered for sale with no onward chain.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

