SPENCER HARVEY

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Edgeley Road, Stockport, SK2 6QZ

4 | 1 | 2

Offers over

£375,000





Property Details

Edgeley Road, Stockport, SK2 6QZ

NEW PRICE** MOTIVATED SELLERS** Offered for sale with NO UPWARD CHAIN - Edgeley Road, Stockport, SK3 0TS- £375,000

This beautifully renovated freehold semi-detached home blends period character with stylish contemporary finishes to create an exceptional family home. Offering four bedrooms, two spacious reception rooms, a stunning newly fitted kitchen and a generous rear garden, the property is ready for its next owners to move straight in with a blank canvas.

The welcoming entrance hall leads into a bright bay-fronted lounge, where high ceilings and an abundance of natural light create a warm and inviting atmosphere. A second reception room provides a versatile space, ideal as a dining room or additional family room. At the heart of the home is the impressive contemporary kitchen, recently refitted with elegant eye-level and base units featuring gold-effect handles, marble-effect worktops, a matching breakfast bar and a brand-new seven-burner range cooker. The kitchen also offers direct access to the rear garden.

The first floor comprises four bedrooms, all fitted with brand-new carpets, providing flexible accommodation for growing families, guests or those working from home. A family bathroom completes the first-floor layout.

A standout feature of the property is the cellar, which comprises two large chambers, with one chamber set up as a utility room.

The garden is in need of renovation, which has been factored into the asking price already; however, the rear benefits from a generous enclosed garden with both patio and lawn-style areas, providing an ideal setting for entertaining and family life, plus a side ginnel and private gated rear access add further convenience.

Key Features

- NEW PRICE** MOTIVATED SELLERS** Offered for sale with NO UPWARD CHAIN
- Beautifully renovated four-bedroom
- Newly fitted kitchen with marble-effect worktops, breakfast bar and a brand-new seven-burner range cooker
- Two spacious reception rooms
- Brand-new carpets fitted throughout the dining room and all four bedrooms
- Large enclosed rear garden with private gated rear access and side ginnel
- Useful cellar comprising two large chambers, with one set-up as a utility room
- Character features including high ceilings and a large bay-fronted lounge
- Freehold semi-detached family home

Lounge
A bright and spacious reception room featuring a large uPVC double-glazed bay window, allowing an abundance of natural light to flood the room. The high ceiling enhances the sense of space, while the chimney breast provides the ideal setting for a feature fireplace (subject to installation). Finished with laminate flooring, the room also benefits from a ceiling light point, a single radiator, two double power sockets, and ample space for a range of living room furniture.

Dining Room
A generous second reception room with brand-new fitted carpet, a large rear-facing window providing plenty of natural light, and ample space for a family dining table or additional living area.

Kitchen
A stunning newly fitted kitchen featuring contemporary eye-level and base units with drawers, finished with elegant gold-effect handles and complemented by beautiful marble-effect worktops and a matching breakfast bar. The kitchen is fitted with a brand-new seven-burner gas range cooker with extractor hood, while a white sink with drainer is perfectly positioned beneath a large uPVC double-glazed window overlooking the rear garden. Finished with laminate flooring and recessed LED spotlights, the room also benefits from five double power sockets, one single power socket, and a part-glazed uPVC rear door providing direct access to the garden.

Bedroom 1
A spacious double bedroom positioned at the front of the property, featuring a large uPVC double-glazed window that allows plenty of natural light. The room benefits from brand-new fitted carpet and a single built-in wardrobe, offering ample space for a double bed and additional bedroom furniture. This is a bright and comfortable principal bedroom.

Bedroom 2
A generous double bedroom overlooking the rear garden, featuring a uPVC double-glazed window providing plenty of natural light. The room is finished with brand-new fitted carpet and benefits from ample space for a double bed and additional bedroom furniture.

Bedroom 3
A well-proportioned bedroom overlooking the rear of the property, featuring a uPVC double-glazed window allowing for plenty of natural light. Finished with brand-new fitted carpet, the room benefits from a built-in wardrobe with additional storage housing the boiler. Ideal for use as a child's bedroom, guest room or home office.

Bedroom 4
A versatile fourth bedroom positioned at the front of the property, featuring a uPVC double-glazed window that allows plenty of natural light. Finished with brand-new fitted carpet.The ideal space for use as a nursery, home office, dressing room or single bedroom.

Bathroom
Fitted family bathroom comprising a three-piece bathroom suite.

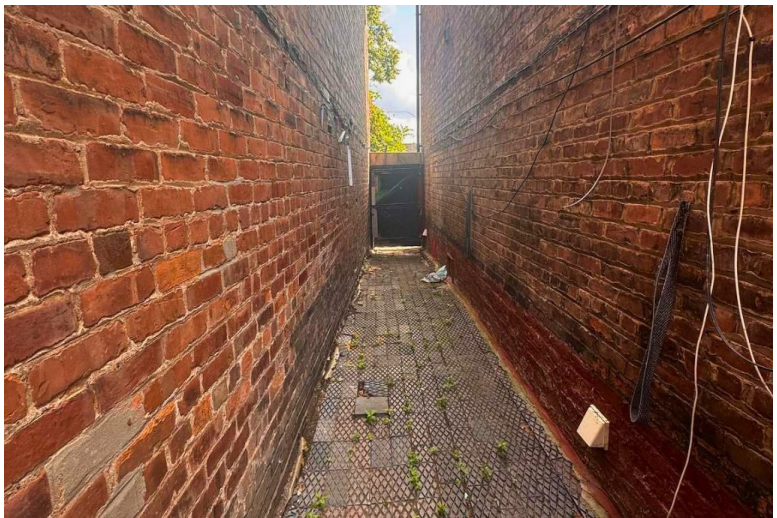
MATERIAL INFORMATION
Part A-Key Facts
Tenure: Freehold
Council Tax Band: B
EPC Rating: D

Part B-Property Details:
Bedrooms: 4
Bathrooms: 1
Reception Rooms: 2
Parking: No dedicated parking
Heating: Gas-fired central heating via a combi boiler
Electricity: Mains electricity
Water & Drainage: Mains water supply/mains drainage

Part C-Additional Information:
Flood Risk: Low
Broadband: Standard, Superfast & Ultrafast Available
Storm/Fire Damage: N/A
Alterations to Property







SPENCER HARVEY

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AML

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

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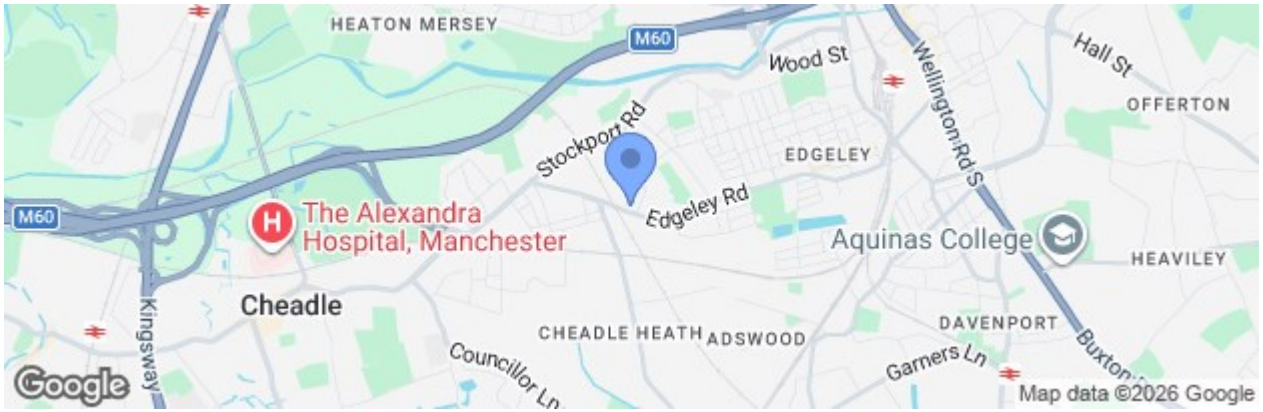
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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COUNCIL TAX BAND: B	TENURE: Freehold
EPC RATING: D	LOCAL AUTHORITY: Stockport