

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

24 Redland Avenue,
Stockport, SK5 7JF



Offers in Excess of £220,000

Ideal First Time Buy

No Chain

Semi Detached

Two Bedrooms

Off Road Parking

Garage

Gas Central Heating

Upvc Double Glazing

Conservatory

Callaghans Estate Agents

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Semi Detached, Two Double Bedrooms, No Chain, Ideal First Time Buy Callaghans Estate Agents are delighted to offer for sale this two bedroom semi detached home in South Reddish to the North of Stockport town centre. Reddish is a thriving local community which is well served by amenities such as shops schools and public transport. Reddish Vale Country Park is a short walk away providing over 400 acres of rolling parkland and leisure facilities. The property itself provides a good level of accommodation throughout and is ideal for anyone looking for their first home. Viewing is recommended.

Entrance Hall Upvc double glazed front door to entrance hall, radiator to side, stairs to first floor, door to side to lounge.

Lounge 11' 9" x 10' 11" (3.58m x 3.32m) Upvc double glazed bay window to front, radiator to front, wall modern wall mounted multi function electric fire. Part glazed door to rear to kitchen/ diner.

Kitchen/ Diner 14' 1" x 7' 11" (4.29m x 2.41m) Full range of base and wall cupboards, coordinated worktops inset sink and taps. Built under oven with inset gas hob and extractor above, pantry to side. Upvc double glazed window to side, door to rear to conservatory.

Conservatory 10' 11" x 7' 3" (3.32m x 2.21m) Upvc double glazed and brick construction, door to rear to garden.

First Floor Landing Doors to bedrooms and bathroom.

Bedroom One 14' 1" x 11' 0" (4.29m x 3.35m) Built in wardrobe to side, upvc double glazed window to front, radiator to front.

Bedroom Two 8' 0" x 9' 7" (2.44m x 2.92m) Upvc double glazed window to rear, radiator to rear.

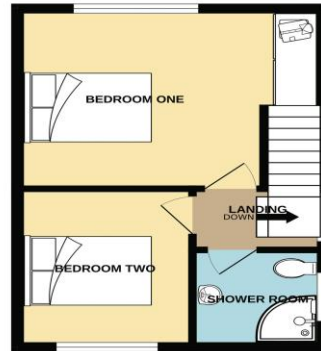
Shower Room Part tiled, coordinated three piece suite comprising good sized corner cubicle, low level wc and cistern and pedestal mounted wash basin. Upvc double glazed window to side, heated towel rail.

Outside To the front of the property there is an enclosed garden which is mainly laid to mature shrubs, there is a shared driveway to the side which provides off road parking and leads to a detached garage, whilst the rear garden is mainly laid to mature bushes and shrubs with paved patio areas for ease of maintenance.

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained facts, 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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Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**