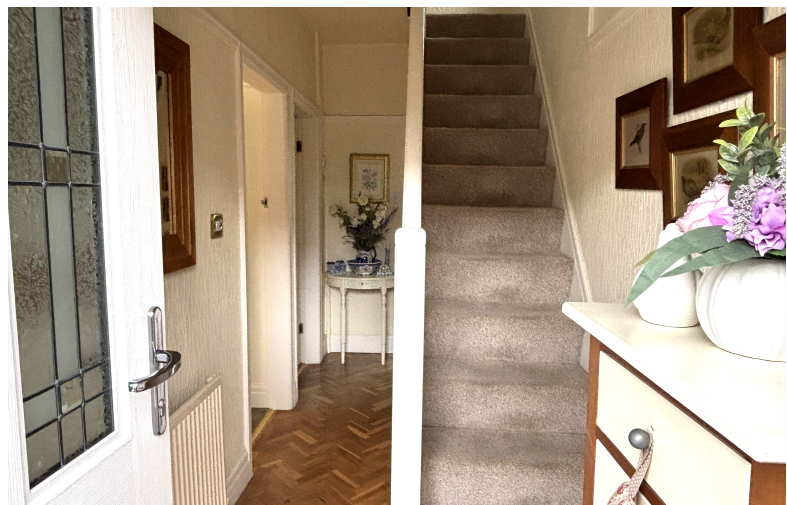




Ripley Avenue | Great Moor | SK2 7DH

EDWARD  
mellor



## Features

- Beautiful 3 Bedroom Semi Detached
- No Onward Chain
- Superbly Fitted Kitchen & Bathroom
- 2 Reception Rooms
- Off Road Parking

A much loved and beautifully presented bay fronted 3 bedroom semi detached which is situated in a highly sought after residential location and is being offered For Sale with No Onward Chain. The property will suit a range of buyers including First Time Buyers,

young families or perhaps those looking to downsize and is simply ready to move into given the stylish and meticulous interior which boasts period charm and character conducive with its age. Featuring 2 formal reception rooms for both seating and

formal dining, an attractively fitted kitchen and 3 piece family bathroom suite, essential off road parking, pleasant and enclosed gardens and useful half cellars for additional storage. Viewing essential.

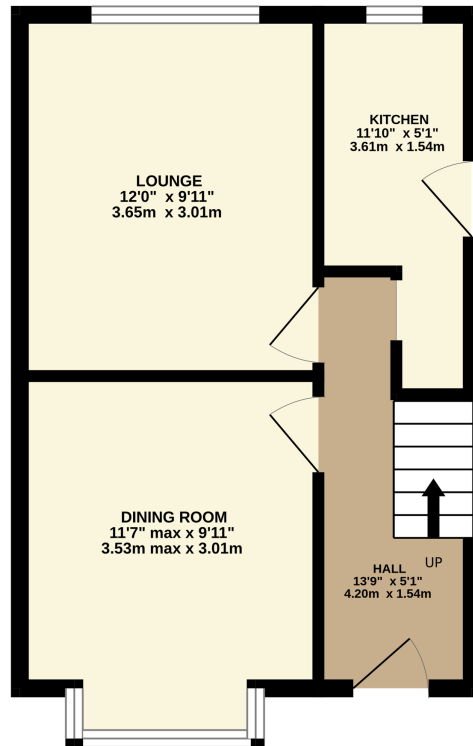


Ripley Avenue is situated in the highly sought after suburb of Great Moor which caters for excellent schools, local shopping facilities, good public transport links and nearby Stepping Hill Hospital. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor and decorative parquet floor, dining room / living room with feature square bay window and period fireplace, rear lounge providing ample room for seating and an attractively fitted kitchen. To the first floor, a landing leads to 3 bedrooms ( 2 with built in wardrobes / cupboards ) and a superbly fitted 3 piece bathroom suite. Externally, there is a brick bloc driveway to the front which provides off road parking whilst to the rear is an enclosed garden mainly laid to lawn with a variety of shrubbed borders and also providing access to the half cellar.

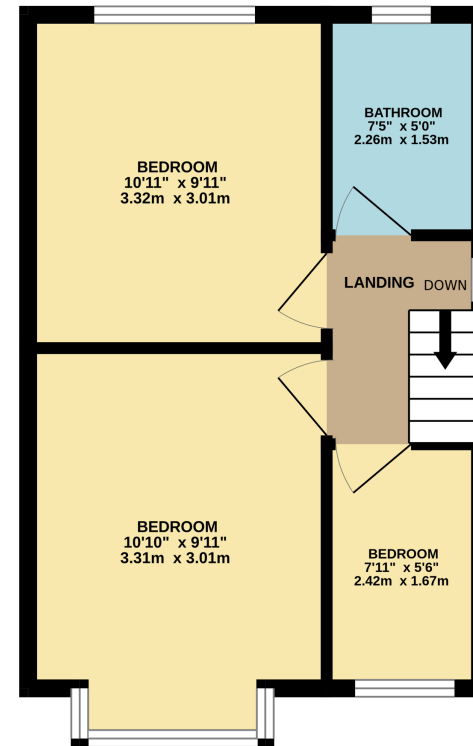
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*