



Blackberry Lane, Brinnington, Stockport, SK5

Guide Price: £280,000

Freehold

Blackberry Lane, Brinnington, Stockport, SK5

Situated on the sought after Blackberry Lane in Brinnington, this beautiful three bedroom semi detached home offers stylish, modern living throughout and is ideally suited to a range of buyers. Built approximately eight years ago, the property benefits from off-road parking, gated side access and a lovely private feel. Gas central heating, double glazing and a positive airflow system are provided throughout.

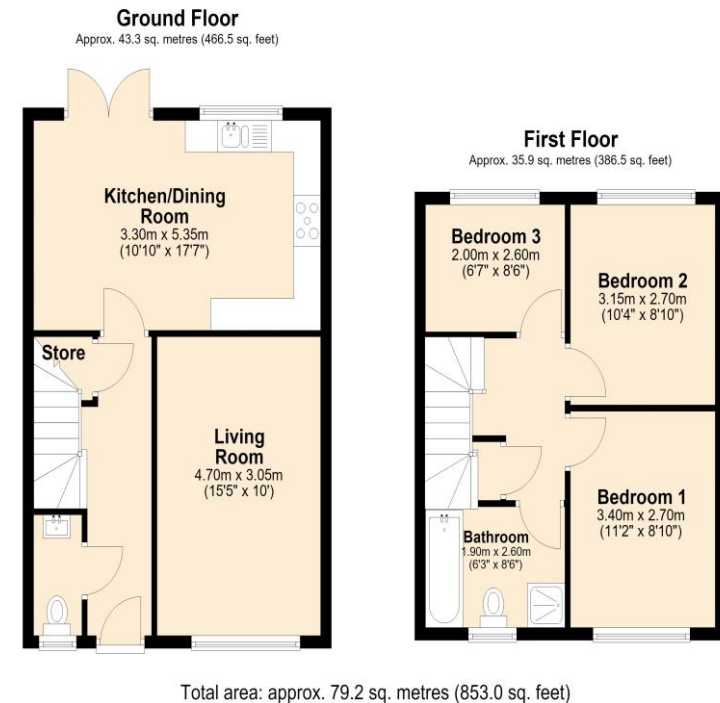
Upon entering, you are welcomed into a bright entrance hall with access to a convenient downstairs WC and the spacious living room. The living room is a fabulous size and has been neutrally decorated, creating a comfortable and versatile space for relaxing and entertaining. There is also excellent storage available beneath the stairs.

The heart of this wonderful home is undoubtedly the stunning open plan kitchen diner. Beautifully designed with a modern finish, the kitchen features a range of integrated appliances and is complemented by four skylights which flood the room with an abundance of natural light. There is ample space for a large dining table and chairs, making this a fantastic area for both everyday family life and entertaining guests. French doors provide a seamless connection to the rear garden, allowing the outside space to become an extension of the living accommodation during the warmer months.

To the first floor are three spacious bedrooms, offering comfortable and versatile accommodation for families, couples or those requiring additional home working space. The floor is completed by a modern four-piece family bathroom suite, providing both style and practicality.

Externally, the property benefits from off road parking to the front, gated side access and a fantastic sized private rear garden. The garden is mainly laid to lawn and has been beautifully maintained, providing a lovely outdoor space for relaxing, entertaining and enjoying the warmer months. There is also ample space for a garden shed, offering useful additional storage.

- EPC Grade B
- Freehold
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855
E: sales@thepropertyman.co.uk
www.thepropertyman.co.uk

The Property Man
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.