



PAUL MOSS

exp[®] UK

@ paul.moss@exp.uk.com

🌐 paulmoss.exp.uk.com

☎ 07714 089 046

Dalkeith Road, Stockport, SK5 7EY

Offers In Region Of £375,000

4 3 2



£375,000
PM1257

Experience expansive living in this beautifully presented four-bedroom semi-detached home on Dalkeith Road, Reddish, offering generous proportions and an exceptional open-plan kitchen.

Upon entering, you are greeted by a welcoming reception room, measuring an ample 4.1m x 3.1m (13'5" x 10'2"), providing a versatile space for various needs. The main living room, at 5.6m x 3.1m (18'4" x 10'2"), offers a bright and comfortable area for relaxation.

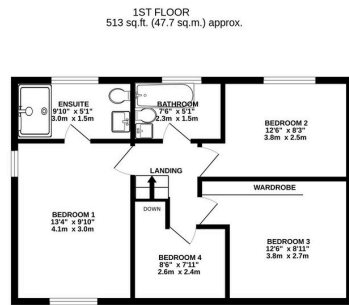
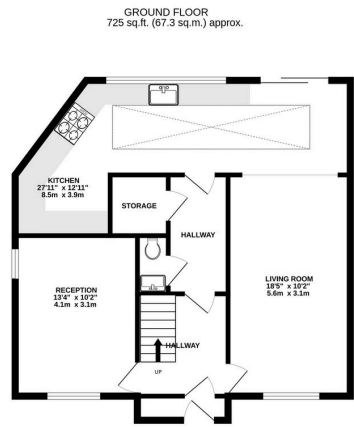
The heart of this home is undoubtedly the luxurious, extended open-plan kitchen/diner, stretching an impressive 8.5m x 3.9m (27'10" x 12'9"). This contemporary space boasts fitted integrated units, an abundance of natural light from its skylight, and provides the perfect setting for entertaining and family gatherings. A convenient downstairs WC completes the ground floor.

Ascending to the first floor, you will find four well-proportioned bedrooms. Bedroom 1 measures 4.3m x 3m (14'1" x 9'10"), Bedroom 2 is 3.8m x 2.5m (12'5" x 8'2"), Bedroom 3 offers 3.8m x 2.7m (12'5" x 8'10"), and Bedroom 4 is 2.6m x 2.4m (8'6" x 7'10"). The property benefits from two well-appointed bathrooms, including an en-suite to Bedroom 1 (3m x 1.5m / 9'10" x 4'11") and a family bathroom (2.3m x 1.5m / 7'6" x 4'11"), ensuring convenience for all.

Externally, the property features a large, beautifully maintained rear garden with a practical shed, providing an ideal outdoor space for enjoyment and storage. There is allocated off-road parking for two vehicles at the front. This home is designed for energy efficiency, boasting solar panels, wall insulation, double glazing throughout, gas central heating, and an impressive EPC rating of B with fitted SOLAR Panels.

Located on Dalkeith Road (SK5 7EY), this home offers excellent connectivity and lifestyle benefits. It is within minutes' walking distance of the picturesque Reddish Vale Country Park, perfect for outdoor enthusiasts. Houldsworth Square is also within easy reach, providing access to local amenities, shops, and dining options.





TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.
While 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.
Made with Metropix (2020)

- 4 bed Semi detached home, decorated to highest standards throughout.
- Energy efficient home . EPC rating band B
- Off Road Parking for Two Vehicles
- Gas Central Heating
- Two Bathrooms with a downstairs WC.
- Conveniently located for Reddish Vale Country Park
- Solar Panels
- Open Plan Luxurious Extended Kitchen with fitted integrated units and skylight.
- Large Beautifully maintained rear garden with shed.
- Double Glazed .

