SPENCER HARVEY

PASSIONATE ABOUT PROPERTY



Glynis Close, Stockport,

3 | 1 | 2

Offers over

£250,000







Property Details

Glynis Close, Stockport,

NO UPWARD CHAIN

This charming three-bedroom semi-detached home sits in a pedestrian cul-de-sac off Lytham Street, with an open-plan ground-floor layout, a modern dining kitchen and bathroom, and an additional first-floor room suitable as a study, home office, or nursery.

The ground floor comprises an entrance hall leading into the living room at the front, which opens through to the dining kitchen at the rear. The dining kitchen provides access through double-glazed UPVC French doors to the enclosed rear garden, which benefits from a southerly aspect and a decked patio area.

The first floor includes two bedrooms, an additional box room and a modern bathroom. The additional room offers flexibility for a variety of uses,

Key Features

- NO UPWARD CHAIN
- Semi-Detached Home
- Two bedrooms and a versatile box room.
- Modern Fitted Kitchen
- Southerly Facing Rear Garden
- Single Garage

Living Room
As you enter the property, a small hallway provides space for coats before leading into the light and bright living room. A feature fireplace creates an attractive focal point, while useful under-stairs storage adds practicality. The living room flows through to the dining kitchen, creating an open-plan ground-floor layout suited to everyday living.

Dining Kitchen
The dining kitchen provides ample space for family cooking and dining, with uPVC double-glazed French doors opening onto the enclosed rear garden.
The southerly-facing garden features a decked patio area providing great outdoor space to enjoy.

Bedroom One
The principal double bedroom is situated on the first floor and enjoys lovely views over the leafy area to the front of the property.

Bedroom Two
The sunny second bedroom provides further accommodation, suitable for use as a bedroom or guest room, also enjoying views over the patio area to the rear of the property.

Box Room
The additional room offers flexibility for use as a study, home office, nursery or storage space, depending on the buyer's requirements.

Bathroom
The first-floor bathroom is fitted with a modern three-piece suite offering a choice of a relaxing bath or a fresh shower.

Material Information
Part A: Basic Property Details

Offers Over £250,00
Council tax band: Band B
Tenure: Freehold
Part B: Physical Characteristics and Utilities
Property type and rooms: Semi-detached property with 2 bedrooms and 1 bathroom.
Floor area: 798 sq ft (74 m²).
Plot size: 0.05 acres.
Outside space: Garden.
Parking: Garage in a block.
Year built: Approximately 1950–1966.
Utilities: Mains
Heating Mains

Part C: Property-Specific Risks and Restrictions
Flood risk — rivers and seas: Very low.
Flood risk — surface water: Low.
Conservation area: No.
Building safety issues: None
Restrictions and rights: Yes - Please contact the office for a copy of the Land Registry Title (LRT).
Planning permission and mining activity:
Coastal erosion: Low

Broadband and mobile signal coverage

Broadband: Standard 90.9 Mbps | Superfast 80/20 Mbps | Ultrafast 1800/220 Mbps

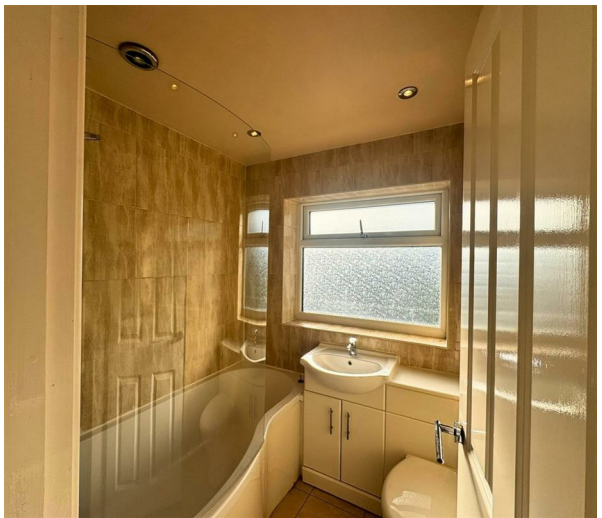
Anti Money Laundering Checks

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.

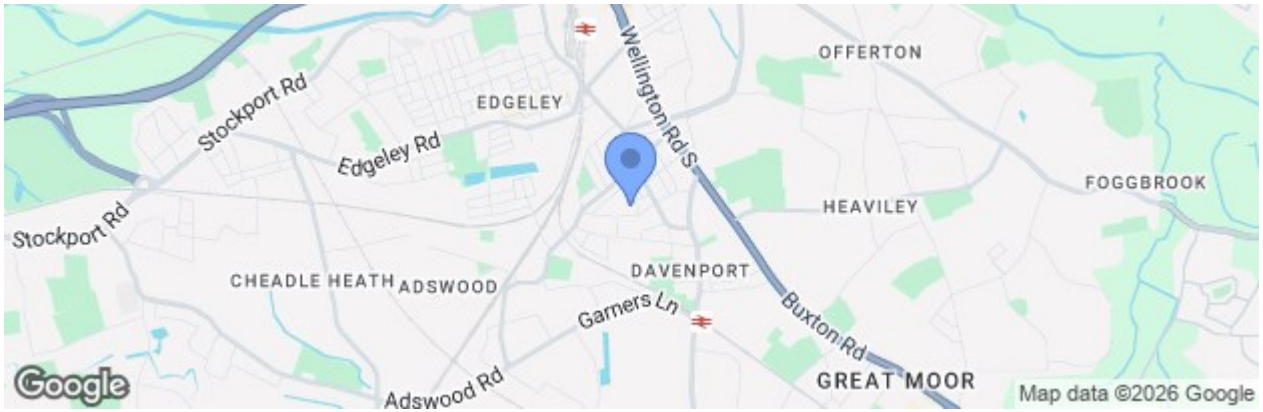






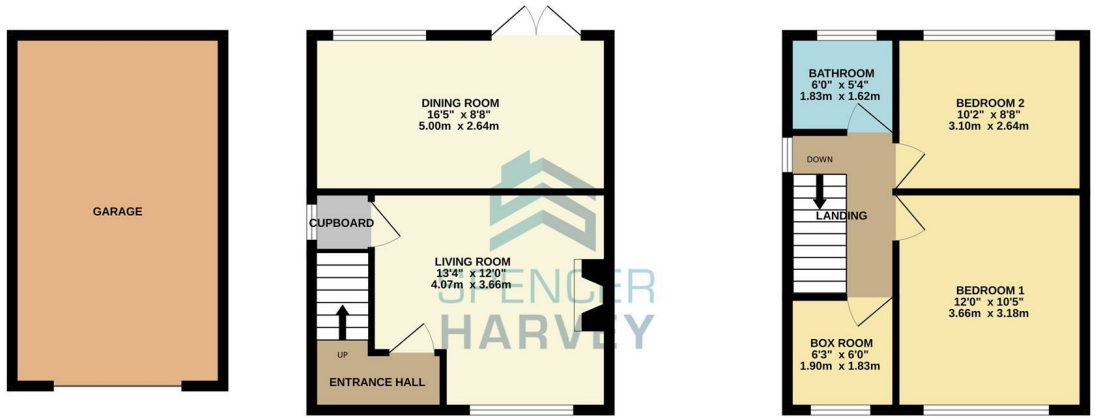
SPENCER HARVEY

At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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OR SEND US A MESSAGE

COUNCIL TAX BAND: B	TENURE: Freehold
EPC RATING: C	LOCAL AUTHORITY: Stockport