

TRADING PLACES

Guide price £274,000
Osborne Road, Cale Green, Stockport, SK2



3

Bedrooms



1

Bathroom

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Located in Stockport, this 3-bedroom terraced house offers a comfortable and practical living space. The property includes a modern bathroom, a single reception room, and a kitchen-diner. The kitchen is well-equipped with modern appliances and ample storage, providing a functional space for cooking and dining.

The living room is spacious, offering a cozy area for relaxation and entertainment. The converted cellar adds additional versatile space, suitable for various uses such as an additional bedroom or home office. Upstairs, the property features two bedrooms and a family bathroom.

The large rear garden is a standout feature, providing a mature outdoor space for leisure and gardening. It includes a lawn area and a decked section, ideal for outdoor dining and relaxation. The property is fully double glazed, ensuring energy efficiency and comfort throughout the year.

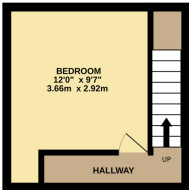
Situated close to a train station, commuting is convenient, and the location offers easy access to local amenities, including shops, schools, and parks. This property combines modern living with practical features, making it an excellent choice for those seeking a well-located home in Stockport.

With its convenient location and modern features, this terraced house on Osborne Road is a practical choice for comfortable living in the Stockport area.

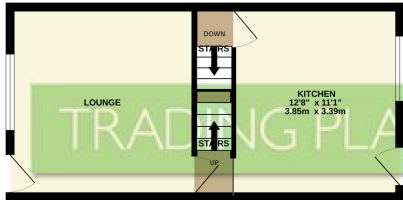
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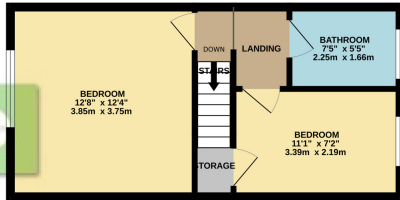
BASEMENT
143 sq ft (13.3 sq m.) approx.



GROUND FLOOR
329 sq ft (30.5 sq m.) approx.



1ST FLOOR
329 sq ft (30.5 sq m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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