SPENCER HARVEY

PASSIONATE ABOUT PROPERTY



Woodstock Road, Stockport

3 | 1 | 1

Offers over **£200,000**







Property Details

Woodstock Road, Stockport

Offered for sale with No Upward Chain, this three-bedroom property is situated on Woodstock Road in Woodley, offering spacious accommodation throughout and a generous rear garden. The property presents an opportunity for a purchaser to modernise and personalise the accommodation to suit their own tastes and requirements, while benefiting from a convenient location close to local shops, schools, transport links and everyday amenities.

Key Features

- Three-Bedroom Semi-Detached House
- No Upward Chain
- Generous Rear Garden
- Fitted Kitchen with Integrated Oven and Hob
- Driveway Providing Off-Road Parking

As you enter the property, you are greeted by an entrance hallway leading through to a spacious reception room, offering ample space for both lounge and dining furniture. The fitted kitchen is positioned separately and comprises a range of wall and base units, generous worktop space and an integrated oven and hob. A useful additional storage room is also located on the ground floor.

Moving upstairs, the first-floor landing provides access to three bedrooms, including two well-proportioned rooms and a further bedroom. The accommodation is completed by a family bathroom fitted with a bath and shower, alongside a separate WC for added convenience.

Stepping outside, the rear garden offers generous space with a paved seating area, while additional external storage is located to the side of the property.

In terms of location, Woodley Precinct is approximately 0.1 miles away, providing a range of local shops and everyday amenities. Woodley Railway Station is around 0.4 miles from the property, with several primary schools, Stockport Sports Village and Bredbury Recreation Ground also within easy reach.

ROOM DESCRIPTION
Lounge / Dining Room
A spacious reception room offering ample space for both living and dining furniture, providing a versatile area for relaxing and entertaining.

Kitchen
Fitted with a range of wall and base units, complemented by worktop space and an integrated oven and hob. The kitchen provides practical storage and preparation space.

Bedroom One
A well-proportioned double bedroom offering space for bedroom furniture.

Bedroom Two
A second well-proportioned bedroom, suitable for use as a double bedroom or guest room.

Bedroom Three
A further bedroom offering flexibility for use as a single bedroom, home office or nursery.

Family Bathroom
Fitted with a bath and shower, providing practical facilities for everyday use.

MATERIAL INFORMATION
Part A – Key Facts
Tenure: Freehold
Council Tax Band: A
EPC Rating: C

Part B – Property Details
Bedrooms: 3
Bathrooms: 1
Parking: Driveway to the front of the property
Heating: Gas central heating
Electricity: Mains electricity
Gas: Mains gas
Water & Drainage: Mains drainage to public sewer.

Part C – Additional Information
Flood Risk: Low
Storm/Fire Damage: No previous storm or fire damage reported.
Alterations to Property: Structural: No structural alterations, extensions or significant repairs reported.

Anti-Money Laundering
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.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

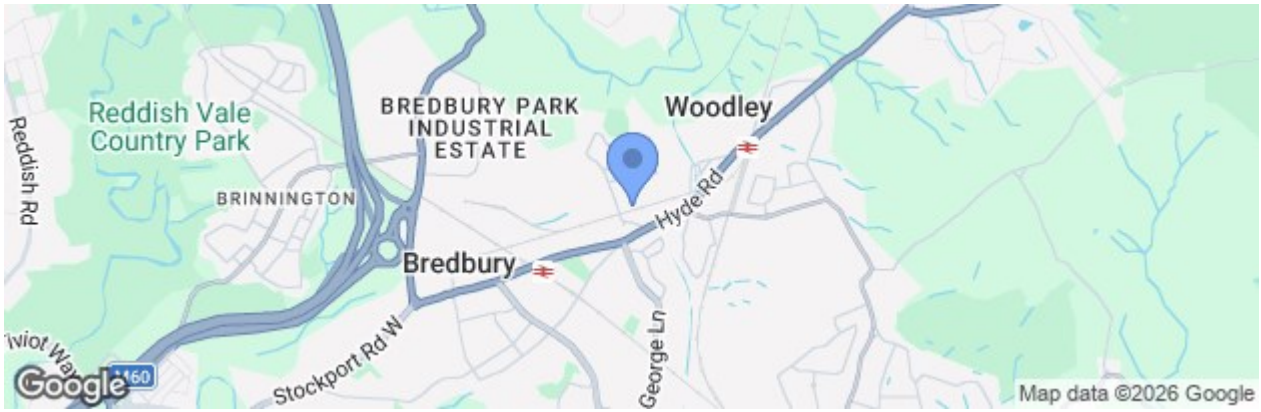






SPENCER HARVEY

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
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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.
Made with Metropix ©2026

allAgents BEST SALES BRANCH OF THE YEAR Gold 2022 in SK2

allAgents BEST LETTINGS BRANCH OF THE YEAR Gold 2022 in Stockport

allAgents BEST LETTINGS BRANCH OF THE YEAR Gold 2022 in SK2

allAgents BEST LETTINGS BRANCH OF THE YEAR Gold 2021 in Stockport

allAgents BEST SALES BRANCH OF THE YEAR Gold 2021 in SK2

Contact Us

137 Shaw Heath Stockport

0161 480 8888

Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

OR SEND US A MESSAGE

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