



Farmers Terrace, 30 Lloyd Street, Heaton Norris, Stockport, SK4

Guide Price £180,000

- Popular location - NO VENDOR CHAIN
- Double Glazing & Gas Central Heating
- Handy Cellar
- Garden Fronted
- Enclosed Rear Yard
- Close to Motorway Network

30 Lloyd Street, Stockport SK4 1QP

Two Bedroom Garden Fronted Terrace In Need of Updating. Double Glazing & Gas Central Heating. Handy Cellar Room. Popular Location. Easy Access to the Motorway Network and A6. Close to Stockport Town Centre and All It's Amenities.
NO VENDOR CHAIN



Council Tax Band:



Situated in a popular location Joules bring to the market this two bedroom garden fronted mid terraced property with the added benefit of a cellar.

In need of further renovation the property offers double glazing and gas central heating - briefly comprises: Lounge, breakfast kitchen with built in oven and hob, Venturing upstairs you will find a spacious principle bedroom, second bedroom and bathroom with white three piece suite. Outside to the front is a small garden and to the rear is an enclosed rear yard.

Entrance

Double glazed entrance door with skylight over

Lounge

12'9" x 12'7"

Double glazed window to the front elevation, central heating radiator. Fireplace (display use only) with tiled hearth.

Ceiling rose

Breakfast Kitchen

12'7" x 8'0"

Kitchen comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further units. Built in electric oven and hob. Plumbed and access for an automatic washing machine. Space for under unit fridge and freezer.

Cupboard housing wall mounted Worcester boiler. Work surfaces with tiled splashbacks, central heating radiator, window and door to rear garden. Folding door to cellar

Basement

Cellar

Handy extra storage room. Double glazed window, central heating radiator. Louvred doors to further understairs storage. Two wall light points

First Floor

Stairs and Landing

Doors to all first floor rooms

Bedroom One

12'7" x 9'8"

Spacious principle bedroom. Double glazed window to the front elevation, central heating radiator

Bedroom Two

8'1" x 7'4"

Double glazed window to the rear elevation, central heating radiator

Bathroom

White three piece suite comprising: Low leve WC, pedestal

wash hand basin and bath with Triton shower over and shower curtain rail. Double glazed window with obscure glass to the rear elevation.

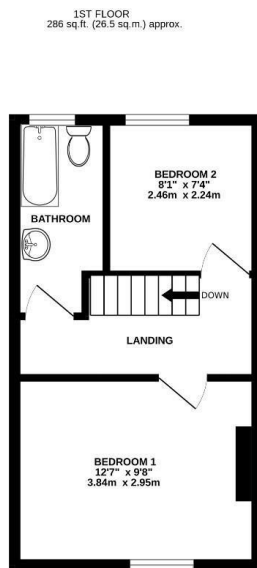
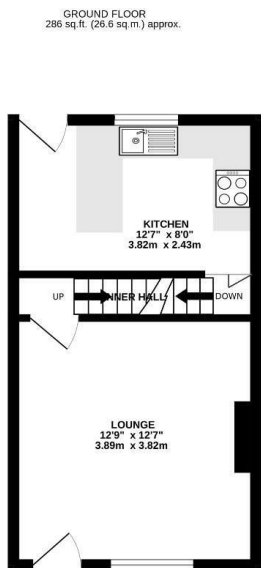
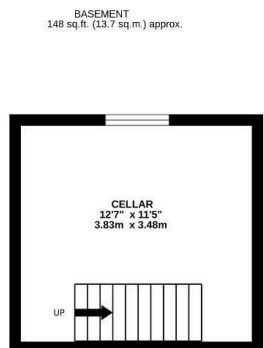
Outside

Front

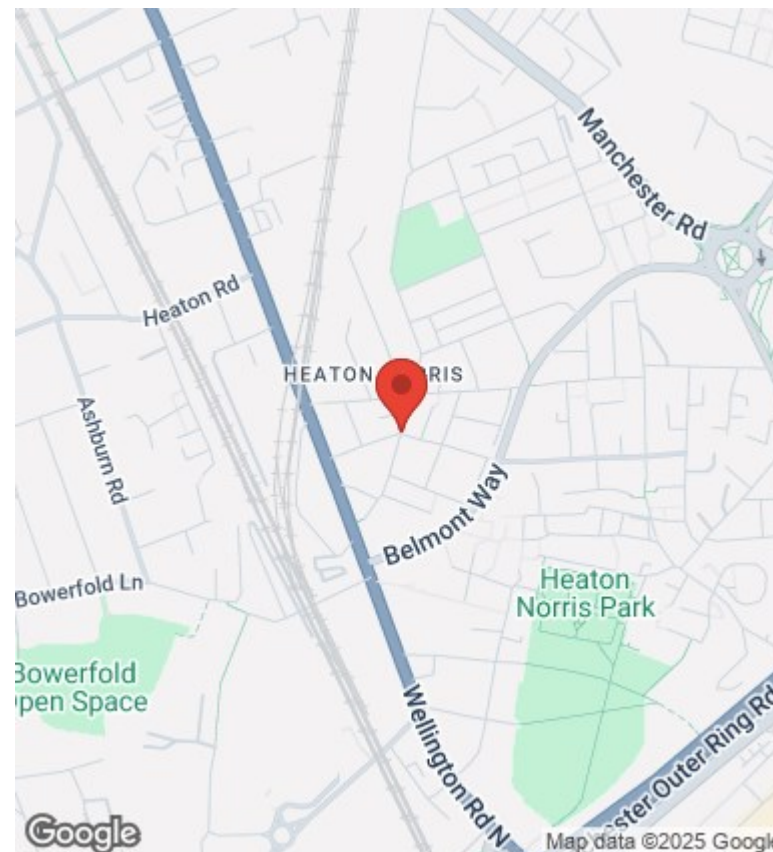
Small front garden and wrought iron gate

Rear

Enclosed rear yard. Fenced and brick built boundaries.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC