

37 Beaufort Road, Stockport

£360,000 Leasehold

MODERN OPEN PLAN KITCHEN DINER • BEAUTIFULLY DECORATED THROUGHOUT • GENEROUS WEST FACING GARDEN • 3 BEDROOMS, 2 FABULOUS DOUBLE • CLOSE TO LOCAL SHOPS AND AMENITIES



Council Tax band: C

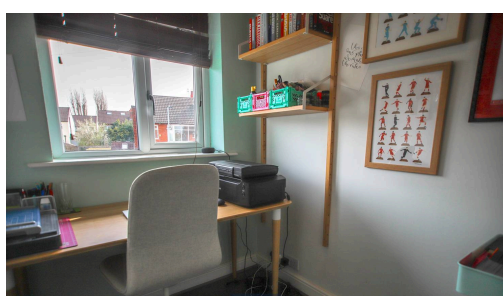
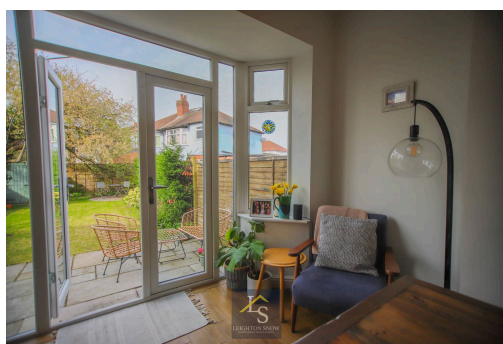
Tenure: Leasehold

EPC Energy Efficiency Rating: D

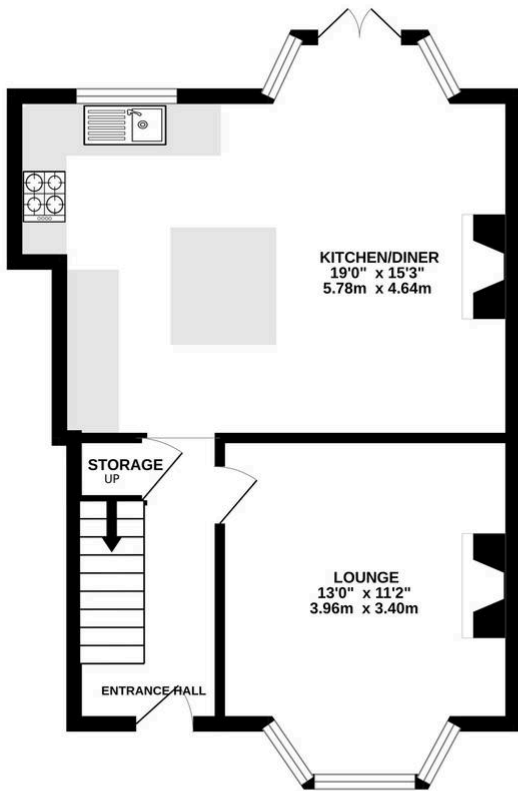
EPC Environmental Impact Rating: D



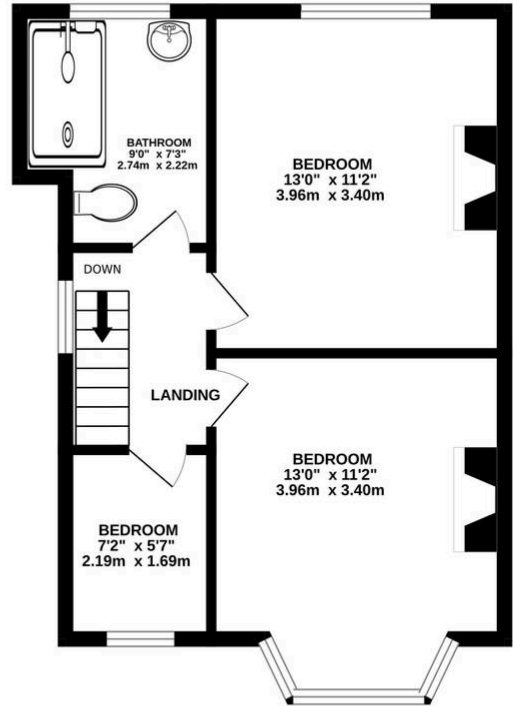
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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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This beautifully presented three-bedroom semi-detached home, offers a wonderful blend of modern style and practical living, making it an ideal home for families, those downsizing or first time buyers. Upon entering, you are greeted by a welcoming hallway that leads directly into the heart of the home, a spacious open plan kitchen diner. This contemporary space is thoughtfully designed with good-quality appliances and quartz worktops, providing ample storage and work surfaces, as well as modern integrated appliances. The kitchen diner, creates a sociable environment adorned with natural light entering via the double doors, overlooking the garden area. The living room has been tastefully decorated, featuring stylish flooring and plenty of space for relaxation.

Upstairs, the property boasts three well-proportioned bedrooms, two of which are generously sized doubles that offer flexibility for families, guests, or home office requirements. Each bedroom is finished to a high standard, with attractive décor and practical layouts that make the most of the available space. The bathroom is modern and well-appointed, featuring a contemporary three piece suite, comprising of a walk-in shower, wash-hand basin and a WC.

Externally, the property has a generous garden space, primarily laid to lawn, with an additional paved patio area, perfect for al-fresco dining and relaxation. The property has a good-sized driveway to the front, boasting plenty of off-road parking, with additional on-road parking for visitors.

Throughout the property, attention to detail is evident, presenting the property in an excellent turn-key condition. The property is situated in a hugely convenient location, with local shops, amenities, and schools within easy reach, as well as excellent public transport links for commuting. This property offers the best of modern living, combining stylish interiors with a practical layout and a prime position. Whether you are looking to upsize, downsize, or simply find your next family home, this impressive semi-detached house is sure to exceed expectations.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

