

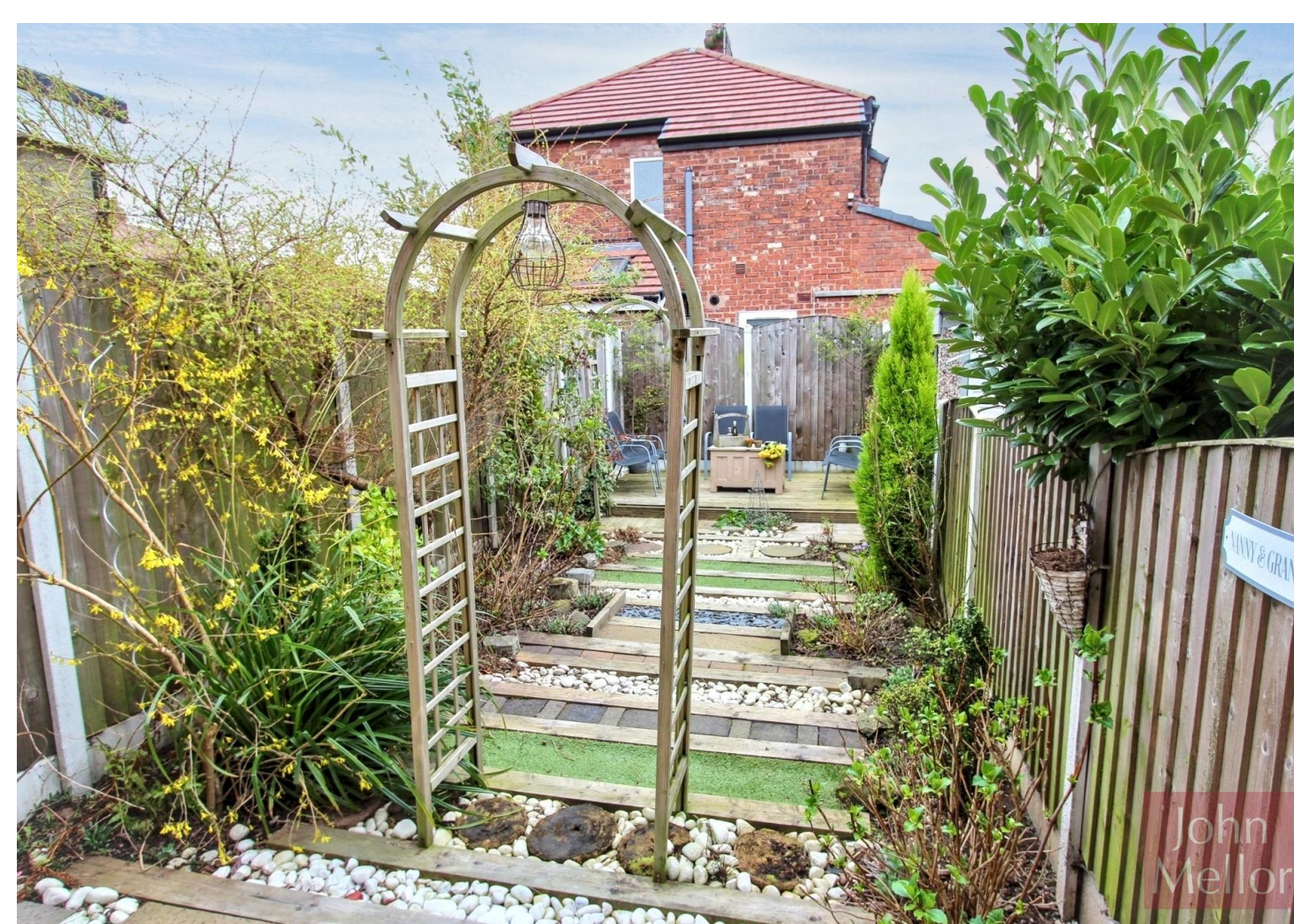


18 Gair Road, South Reddish, Stockport, SK5 7LF

JohnMellor



Must be viewed! A beautifully presented and much improved two double bedroom semi detached property situated in an established and much sought after part of South Reddish. The bright and airy rooms are gas centrally heated, upvc double glazed and include a hall, a lounge with a bay and a beautifully fitted dining kitchen with a door to the rear garden. From the hall there are stairs leading to the first floor where the two double bedrooms and the attractive bathroom with a white suite will be found.

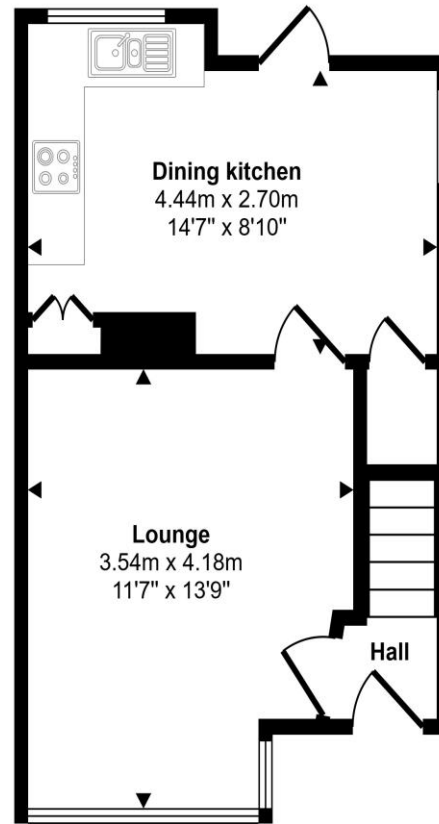


In addition there is a fold down ladder from the second bedroom leading to a boarded loft space with a light for storage. A shared driveway leads down the side of the property to a single garage. Completing the property is the delightful and enclosed rear garden. Gair Road is convenient for local amenities catering for most of the everyday wants and needs together with public transport services operating into both Stockport and Manchester centres. Freehold. Council tax band B.

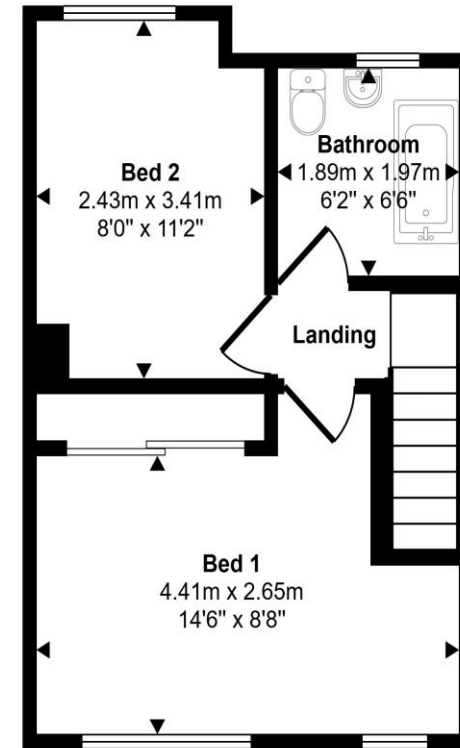


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
59 sq m / 635 sq ft



Ground Floor
Approx 30 sq m / 325 sq ft



First Floor
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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