SPENCER HARVEY

PASSIONATE ABOUT PROPERTY



Roslyn Road, Stockport

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Offers over **£300,000**











Property Details

Roslyn Road, Stockport

A beautifully presented three-bedroom semi-detached family home, offering generous and versatile living accommodation, complemented by a spacious and attractive outdoor area, along with convenient off-road parking for 2–4 cars.

Key Features

- Bright Conservatory & Dining Space
- Spacious Lounge with Feature Fireplace
- Well-appointed Kitchen
- Beautiful Low-Maintenance Rear Garden
- Versatile Outhouse and Shed
- Boarded-Out Loft with Electricity

As you step through the front door, you are welcomed into a spacious entrance hallway, providing access to the main living areas and creating a warm and inviting first impression.

The elegant lounge features a distinctive fireplace, providing a lovely focal point, while the beautiful bay window allows plenty of natural light to fill the room. The property also benefits from UPVC windows and doors throughout. The well-appointed kitchen offers ample space for a range of appliances and everyday essentials.

To the rear, a bright conservatory/dining room provides a versatile additional living space, with pleasant views across the generous rear garden. The property also benefits from a boarded-out loft with electricity, providing useful additional storage space and further practical versatility. Upstairs, the property offers two comfortable double bedrooms alongside a single third bedroom. The accommodation is completed by a family bathroom and separate WC, providing practical facilities for family living. Outside, the property continues to impress with a beautifully maintained rear garden, an artificial lawn, established planting and a pleasant sense of privacy.

A particular highlight is the large and impressive outhouse, providing a valuable additional space away from the main house. Its generous proportions offer excellent flexibility for use as a home office, gym, hobby room, studio, games room or additional entertaining space, subject to the buyer's requirements and any necessary permissions.

A separate outdoor shed also provides useful additional storage. The elevated rear aspect provides a pleasant open outlook across the playing fields, creating an attractive backdrop to the garden.

To the front, a generous lawned garden is complemented by off-road parking, secure gates, planted borders and a paved pathway leading to the entrance. Roslyn Road is conveniently positioned for access to Stockport town centre and Stockport Train Station, making it particularly well suited to commuters, with excellent fast connections to Manchester (10mins) and London in under 2 hours.

The property is also well placed to benefit from Stockport's ongoing regeneration programme, with continued investment helping to enhance the town centre and surrounding areas. This makes the area an attractive consideration for families looking for a well-connected home, as well as investors seeking to invest in Stockport and benefit from the continued development of the town.

Stockport offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, alongside a rich local heritage and a variety of attractions, including Stockport Old Town, Hat Works, the Stockport Air Raid Shelters and Stockport War Memorial Art Gallery. For those who enjoy spending time outdoors, Bramhall Park and Reddish Vale Country Park are both within easy reach, offering attractive surroundings for walking, recreation and











Lounge 6.7m x 3.2m

A spacious and welcoming lounge offering plenty of room for both relaxing and entertaining. The characterful fireplace creates an attractive focal point, adding warmth and charm to the room, while the large bay window allows plenty of natural light to fill the space.

Dining/Conservatory 3.5m x 2.8m

A bright and light-filled conservatory overlooking the garden, providing a lovely setting for dining and enjoying views of the outdoor space throughout the year.

Kitchen 3.5m x 2.3m

A well-equipped fitted kitchen featuring contrasting worktops, tiled splashbacks and a large window allowing plenty of natural light.

Bedroom 1 3.3m x 3.9m

A generous double bedroom offering plenty of space for bedroom furniture. Making it a comfortable and practical bedroom with useful storage options.

Bedroom 2 3.3m x 2.8m

A well-proportioned second bedroom with ample space for a range of furniture. Ideal as a child's room or guest room.

Bedroom 3 2.3m x 2.4m

A versatile third bedroom with fitted wardrobes, offering flexibility to suit a variety of needs. Ideal as a dressing room or home office.

Outhouse 4.7m x 2.9m

A large and highly versatile outhouse providing valuable additional space and excellent potential for a variety of uses. Whether used as a home office, hobby room, workshop, additional storage or a dedicated garden retreat, it offers a fantastic opportunity to make the most of the property's outdoor space.







COUNCIL TAX BAND: B	TENURE: Freehold
EPC RATING: D	LOCAL AUTHORITY: Stockport





Part A – Key Facts
Tenure: Freehold
Council Tax Band: B
EPC Rating: D

Part B –Property Details
Bedrooms: 3
Bathrooms: 1
Reception Rooms: 2
Parking: Driveway
Heating: Gas central heating
Electricity: Mains electricity connected
Water & Drainage: Mains water connected

Part C – Additional Information
Flood Risk: Low
Broadband: Sky Broadband
Storm/Fire Damage: N/A
Alterations: New roof; new front door; replacement windows, roof windows or glazed doors confirmed.
Structural: No structural alterations reported.



SPENCER HARVEY

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Anti-Money Laundering Checks

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.

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Contact Us

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OR SEND US A MESSAGE



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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