

TRADING PLACES

£299,950
28 Gladstone Street, Stockport, SK2 7QF



 2
Bedrooms

 1
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

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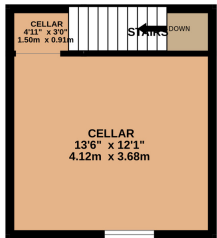


TRADING PLACES ESTATE AGENTS are proud to present to the market this immaculately TWO BEDROOM SEMI DETACHED property with ADDITIONAL LOFT SPACE. Located in the heart of the ever popular Great Moor this lovely home is one not to missed. In brief, to the ground floor there is an entrance hallway with staircase to the first floor. Two spacious separate reception rooms, with an fitted kitchen to the rear with internal access provided to the single cellar chamber. The family kitchen boasts a range of modern eye and base level units with integrated oven, hob and extractor. To the first floor there are two spacious double bedrooms. To complete the first floor the family bathroom. Completing the internal accommodation is the loft space with velux window which is currently being used as a bedroom with staircase provided for access from the first floor landing. Internally the property is complemented by gas central heating and double glazing. Externally to the front of the property there is a cottage style gated garden and side access provided to the rear. To the rear of the property there is a generous sized garden, with stone paved patio area. An early internal viewing is essential to avoid disappointment.

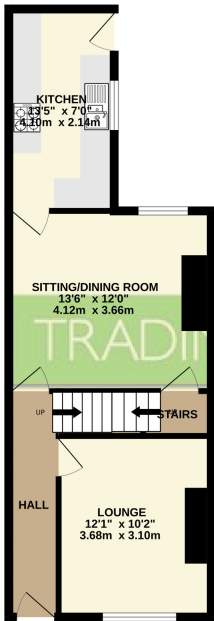
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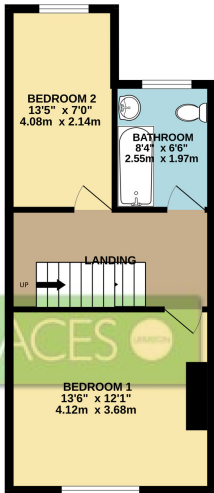
BASEMENT
203 sq.ft. (18.9 sq.m.) approx.



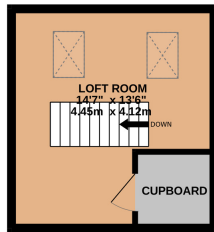
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		63	83

Address: STOCKPORT, SK2

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		55	80

