



Bean Leach Road, Stockport,

 3 |  1 |  1

Asking  
price

£260,000



## Property Details

### Bean Leach Road, Stockport,

Spencer Harvey are delighted to bring to the market this three bedroom end terraced property, ideally positioned in the ever-popular area of Hazel Grove.

Occupying an elevated position, the property enjoys a pleasant outlook and boasts a good sized rear garden, perfect for families, entertaining or those simply wanting outdoor space. On-street parking is available to the front.

Internally, the accommodation briefly comprises an entrance hallway leading to an open plan living and dining room, offering a bright and versatile space, along with a separate kitchen accessed via the dining room or the hall. To the first floor are three bedrooms, two doubles and a single and a family bathroom.

The property would benefit from some updating, providing an excellent opportunity for a buyer to put their own stamp on it and create a home tailored to their own taste and style. The property benefits from mains water, gas and electric.

Situated in a sought after location, close to local amenities, reputable schools and excellent transport links, this is a fantastic opportunity not to be missed.

Early viewing is strongly recommended.

## Key Features

- Three-bedroom end-terraced property
- Popular and sought-after Hazel Grove location
- Open-plan living and dining room
- Close to local amenities, reputable schools and excellent transport links
- Great for Families
- Enclosed Rear Garden

## Living Room

3.45m x 4.46m

Double glazed bay window with views over front aspect, room dividers open the room up to the dining room creating a large open plan space. Feature fireplace with electric fire insert. Central heating radiator



## Dining Room

3.45m x 4.18m

Double glazed window with views over rear garden and opening through to kitchen. Central heating radiator. Central ceiling light.

## Kitchen

1.84m x 4.18m

Open to the dining area with a range of eye and base level units, gas central heating boiler, space for washing machine and dishwasher, UPVC door to rear garden, part tiled back splash back. Gas hob sink with drainer. Double glazed window to side aspect.



## Bedroom One

3.43m x 4.18m

Double Bedroom with double glazed window with views over rear garden. Central heating radiator and central ceiling light

## Bedroom Two

3.43 x 3.69

Double bedroom with double glazed window and views over front aspect. Central heating radiator and central ceiling light

## Bedroom Three

1.86 x 2.39

Single bedroom or home office with double glazed window overlooking front aspect, central heating radiator and central ceiling light.



## Family bathroom

1.86m x 2.36m

Family bathroom with three piece white suite and electric shower over bath. Vanity mirror above sink and frosted double glazed window.

At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



## Contact Us

 137 Shaw Heath Stockport

 0161 480 8888

 Sales@spencerharvey.co.uk

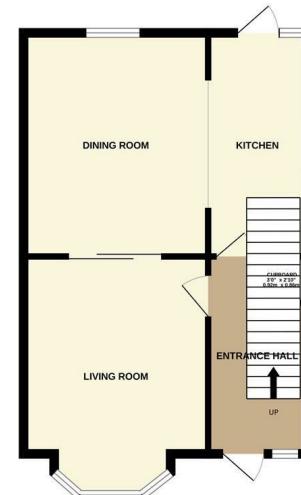
[www.spencerharvey.co.uk](http://www.spencerharvey.co.uk)

OR SEND US A  
MESSAGE



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This footprint is for guidance only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their working or efficiency can be given.  
Made with Measuring CADD

COUNCIL TAX BAND:  
C

EPC RATING:  
C

TENURE:  
Freehold

LOCAL AUTHORITY:  
Stockport