



Carnarvon Street | Offerton | SK1 4DY

EDWARD
mellor



Features

- Deceptive 2 Bedroom period Terraced
- 2 Reception Rooms
- Converted Cellars & Loft Room
- Attractively Fitted Kitchen & Bathroom
- Popular Location

Attention all First Time Buyers ! This incredibly deceptive 2 double bedroom period terraced is situated in the heart of Offerton and offers so much more than at face value and therefore represents outstanding value for money. For those looking for a "turn key" home in a highly regarded location an internal

inspection is highly recommended.. The property offers 2 formal reception rooms, an incredibly useful and converted cellar together with a converted loft room which both offer a range of uses to suit the needs of the new owner. The property also features an attractively fitted kitchen and 3

piece bathroom suite whilst also benefitting from UPVc double glazing and gas central heating. A perfect starter home for those looking to get on the property ladder or perhaps those looking to downsize whilst still retaining a real sense of space and versatile living.



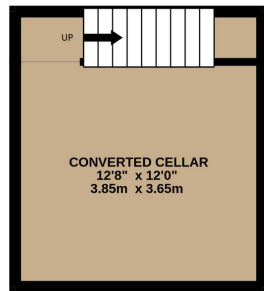
Carnarvon Street is situated off Hall Street and is within close proximity of excellent schools, local shopping facilities, Stockport Town Centre and good public transport links for the commuter. The accommodation on offer briefly comprises : Front living room providing ample room for seating, inner hallway with stairs to the first floor, rear dining room which also provides access to the converted cellar, fitted kitchen and 3 piece family bathroom suite. At first floor level, a landing with stairs to the converted loft also leads to 2 good size double bedrooms with useful storage. The loft area offers a range of uses to suit the needs of the new owner and is ideal as a guest bedroom / home office or study with Velux window. The property also has a walled garden frontage whilst to the rear is a low maintenance and enclosed patio garden.



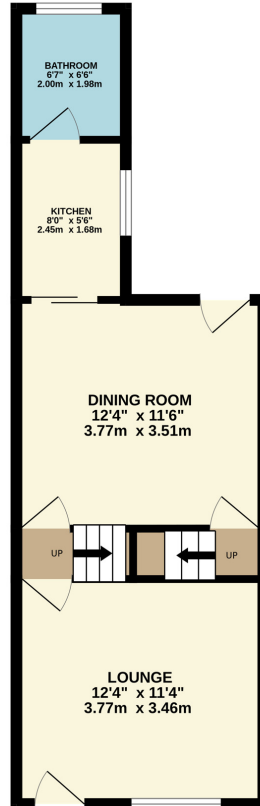
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

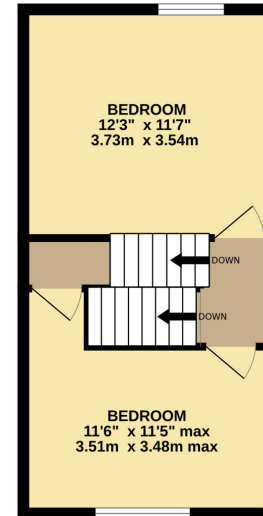
BASEMENT
172 sq.ft. (15.9 sq.m.) approx.



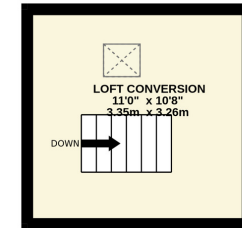
GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR
119 sq.ft. (11.1 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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.

Made with Metropix ©2025

Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 868 Years

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.