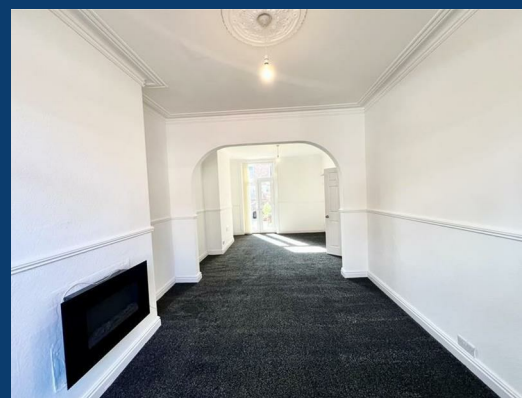
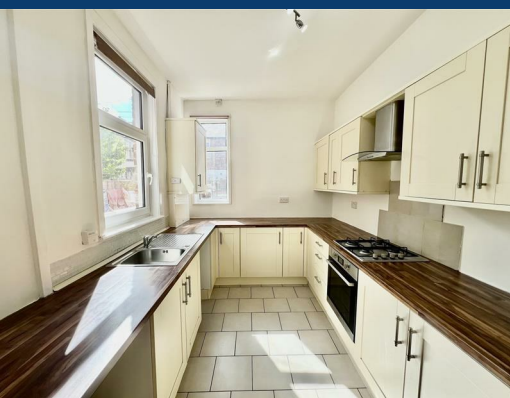




# Cunliffe Street

## Stockport



£260,000

3 | 1 | 2

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SPENCER  
HARVEY

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY DESCRIPTION

Located in the heart of Edgeley, this spacious three bedroom property is ideal for first time buyers and investors.

Benefitting from a spacious open plan living and dining area leading out onto the back garden this property would be ideal for a couple or a small family.

The upstairs has two large doubles and a third smaller bedroom which would be a great office space if you're working from home.

This house also has the added bonus of a converted cellar which would be great for movie nights!

The property has an EPC Rating of D and has gas central heating. Please call today to arrange your viewing!

### KEY FEATURES

- Ideal Location
- Well presented throughout
- Low maintenance back garden
- Office room/3rd bedroom
- Useable cellar

EPC RATING:  
D

COUNCIL TAX  
BAND:  
A

