



## 71 Dale Street, Stockport

£230,000 Freehold

CLOSE BY LOCAL TRANSPORT LINKS AND AMENITIES • GENEROUS RECEPTION ROOMS • IN NEED OF COSMETIC UPDATING  
• THREE BEDROOMS, TWO OF WHICH ARE DOUBLES • END OF TERRACE

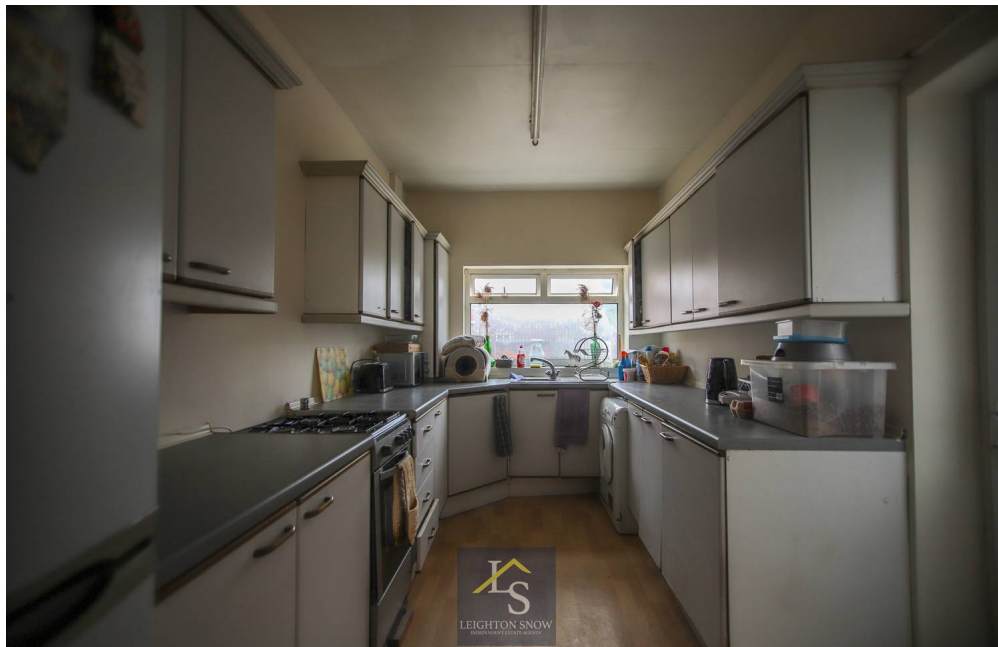


Council Tax band: B

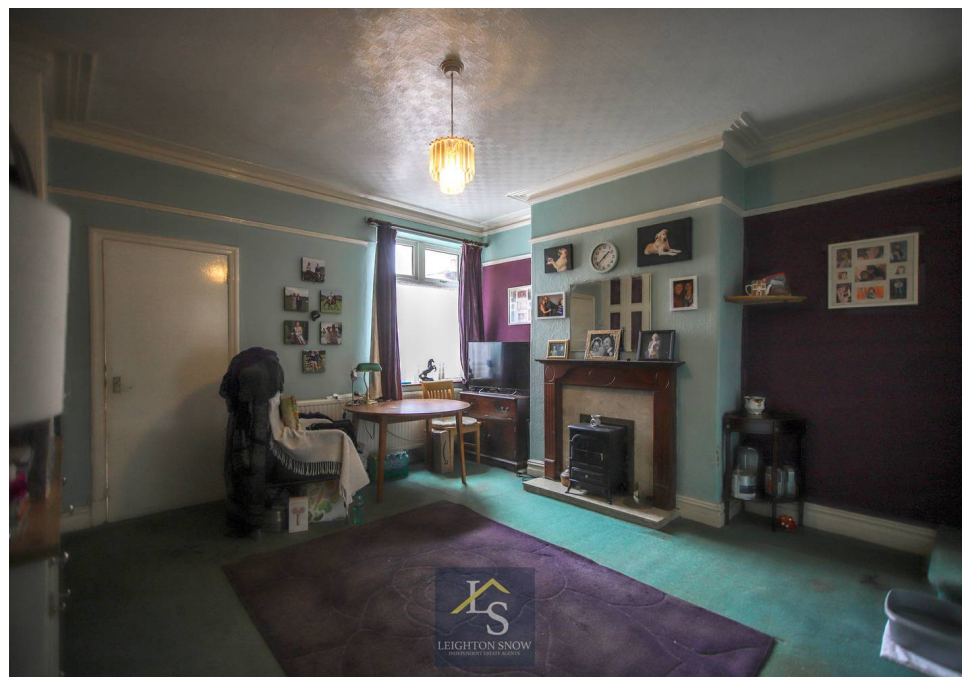
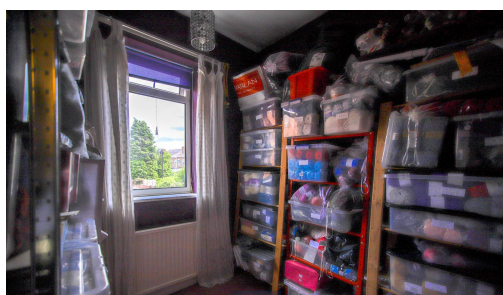
Tenure: Freehold

EPC Energy Efficiency Rating: C

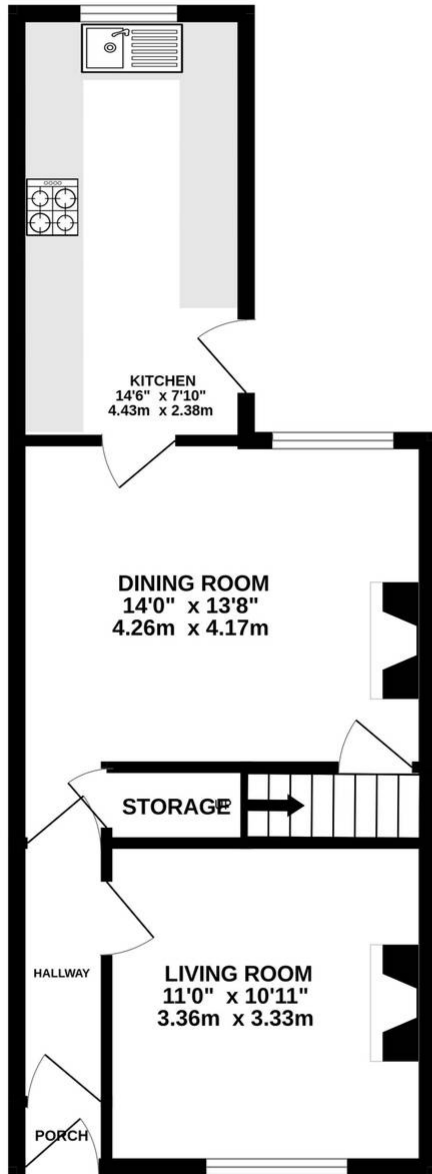
EPC Environmental Impact Rating: C



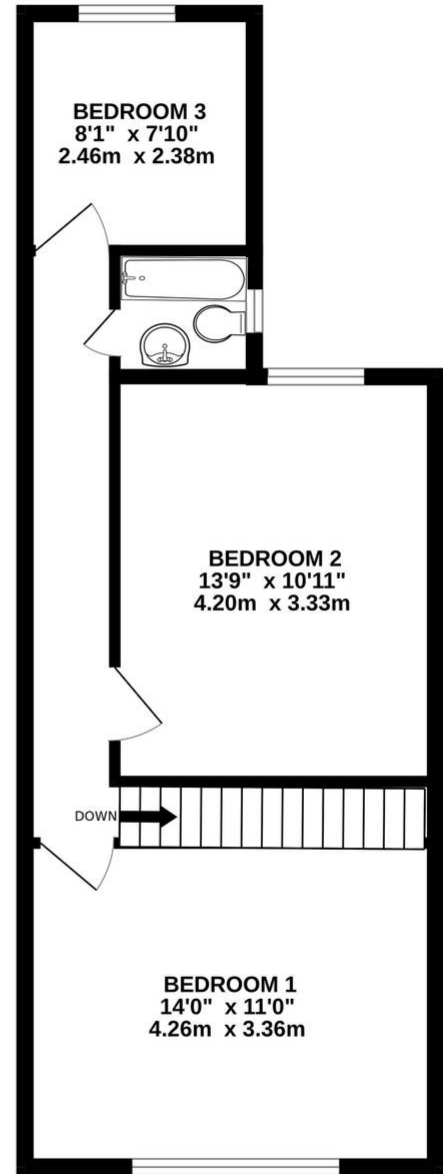
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GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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Presenting this three-bedroom end of terrace house, ideally positioned close to local transport links and amenities, offering a fantastic opportunity for buyers seeking a home with excellent potential. The property features two generously proportioned reception rooms, providing flexible living and entertaining space for residents and guests alike.

Upon entering, you are greeted by a good-sized hallway, allowing for access to the two principle reception rooms within the property. The first reception room is positioned to the front of the property, and is adorned with natural light entering via the window to the front. Adjacent to this, to the rear of the property, there is an additional reception room, allowing for versatile use, as a dining room or living room. Overlooking the garden, the kitchen is positioned to the rear of the property, and is currently fitted with ample storage and workspace. The kitchen boasts a superb canvas for modernisation, for potential future buyers to add their own touch to the property.

To the first floor of the property, there are three bedrooms, two of which are comfortable doubles, each with well-proportioned dimensions, to allow for ample storage and relaxation space. The third bedroom, positioned to the rear, provides a versatile space for a range of uses, such as a child's room, home office or storage. The bathroom is currently comprised of a three piece white suite, including a bath with a shower over, wash-hand basin and W/C.

Externally, to the rear of the property, there is a paved garden area, offering a fantastic outdoor space for relaxation. To the front, the property has on-road parking for guests and visitors along both Dale Street and adjoining roads.

Whether you are a first-time buyer looking to step onto the property ladder, an investor seeking a project, someone wanting to downsize, or a family wanting to create a long-term home, this property represents a fabulous chance to acquire a house in a popular area, with the flexibility to update and improve according to your needs.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

