



Farn Avenue, Stockport,



Guide
price

£235,000



Property Details

Farn Avenue, Stockport,

Two-Bedroom End-Terrace Home with Fantastic Potential

Situated in a popular residential location in Reddish, this two-bedroom end-terrace home offers an excellent opportunity for first-time buyers, investors or anyone looking for a property they can modernise and make their own.

The ground floor comprises a spacious living room with a feature fireplace, providing plenty of space for both relaxing and entertaining. Positioned at the rear of the property, the spacious fitted kitchen/dining room provides ample worktop and cupboard space, with a door leading directly out to the rear garden.

Upstairs, the property features two well-proportioned bedrooms, both benefiting from good natural light, alongside a bathroom.

Externally, the property enjoys a generous rear garden, offering a private setting and excellent potential to create an attractive outdoor space. A side passage provides convenient access from the front to the rear garden.

Conveniently located near local shops, schools, transport links, and everyday amenities, this property offers a fantastic opportunity for buyers looking to put their own stamp on a home in a sought-after area.

Key Features

- Off-Road Parking for Two Cars
- Cul-de-sac Location
- Semi-Detached
- No Chain

Lounge 4.12m x 3.37m

uPVC double-glazed window to the front elevation with a double radiator beneath.

Stained-glass door.

Wall-mounted gas fire with a marble-effect surround and hearth.

TV point.

Range of single and double power sockets.

Understairs storage cupboard with shelving and consumer unit.

Wall-mounted thermostat and light switches.

Kitchen 4.22m x 2.51m

Fitted kitchen with dining area.

Range of wall and base units.

Roll-top work surfaces.

Single stainless steel sink with drainer and mixer tap.

Four-ring electric hob with a single electric oven beneath.

Wall-mounted gas central heating boiler.

Plumbing for a washing machine and space for a tumble dryer.

Space for a fridge/freezer.

Double radiator.

uPVC double-glazed door leading to the rear garden.

Two large uPVC double-glazed windows overlooking the rear garden.

Part-tiled walls.

Ceiling light point.

Lino flooring.

Range of power sockets and light switches.

Main Bedroom 3.21m x 3.57m

uPVC double-glazed window to the front elevation.

Ceiling light point.

Central heating radiator with thermostatic radiator valve (TRV).

Two doors providing access to overstairs storage; one opens into a wardrobe with shelving.

Range of power sockets and light switch.

Bedroom 2 2.46m 3.06m

uPVC double-glazed window to the rear elevation.

Ceiling light point.

Single radiator with thermostatic radiator valve (TRV).

Access to loft space.

Bathroom

uPVC double-glazed frosted window to the rear elevation.

White three-piece suite comprising a low-level WC, pedestal wash hand basin with separate hot and cold taps, and a walk-in electric shower.

Fully tiled walls.

Ceiling light point.

Towel rail.

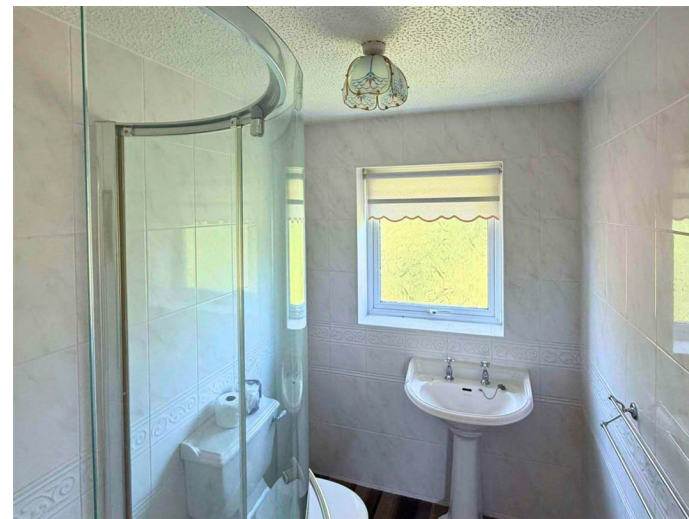
Single radiator with thermostatic radiator valve (TRV).

Anti-Money Laundering

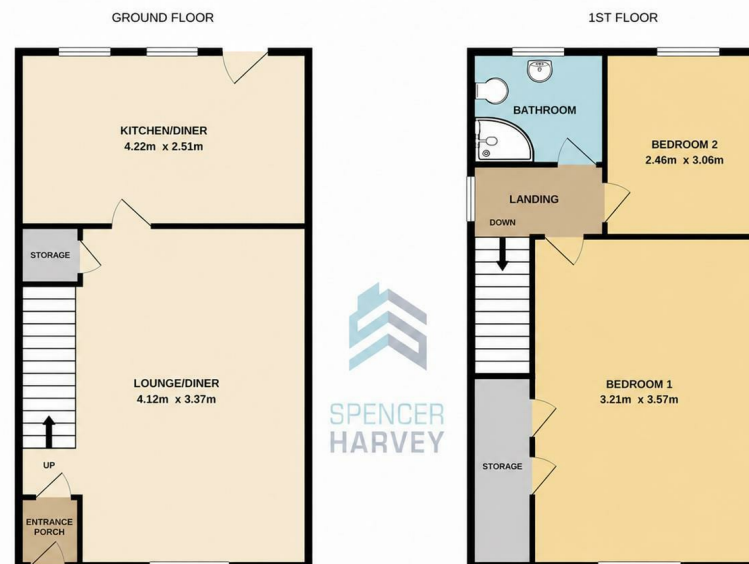
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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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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