



RESIDE
STOCKPORT



9 Harold Street
Offerton, Stockport, SK1 4JU

Guide Price £235,000



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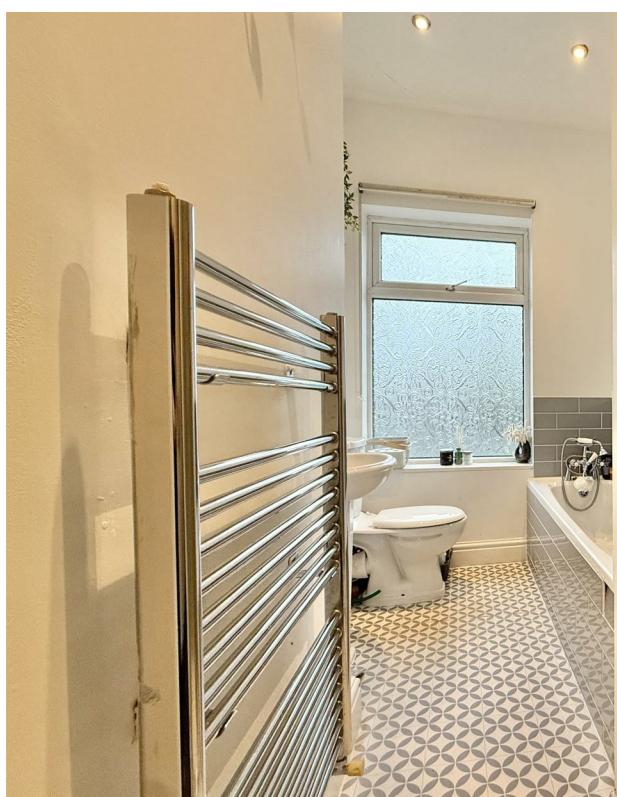
Offerton, Stockport, SK1 4JU

Reside Stockport are delighted to introduce to the market this beautifully presented two-bedroom home, complete with a versatile loft room and a useful cellar chamber, making it an ideal opportunity for first-time buyers seeking a property that offers more space than the average two-bedroom property!

Perfectly positioned in the heart of Offerton, the home is just a short distance from Stockport Town Centre and benefits from excellent transport links and a fantastic range of local amenities.

The ground floor comprises a tastefully decorated lounge and a spacious open-plan living/kitchen area. The kitchen offers a range of attractive eye-level and base units, provides access to the cellar, and features patio doors that open out to the rear garden.

To the first floor, you will find two bedrooms and a contemporary three-piece suite bathroom. Off the landing a staircase leads to the loft room, enhanced by a Velux window, offering a bright and flexible





additional space.

Externally, the property is set back from the road with a charming front garden. The rear boasts a delightful decked area, perfect for entertaining, which leads onto a lawned garden.

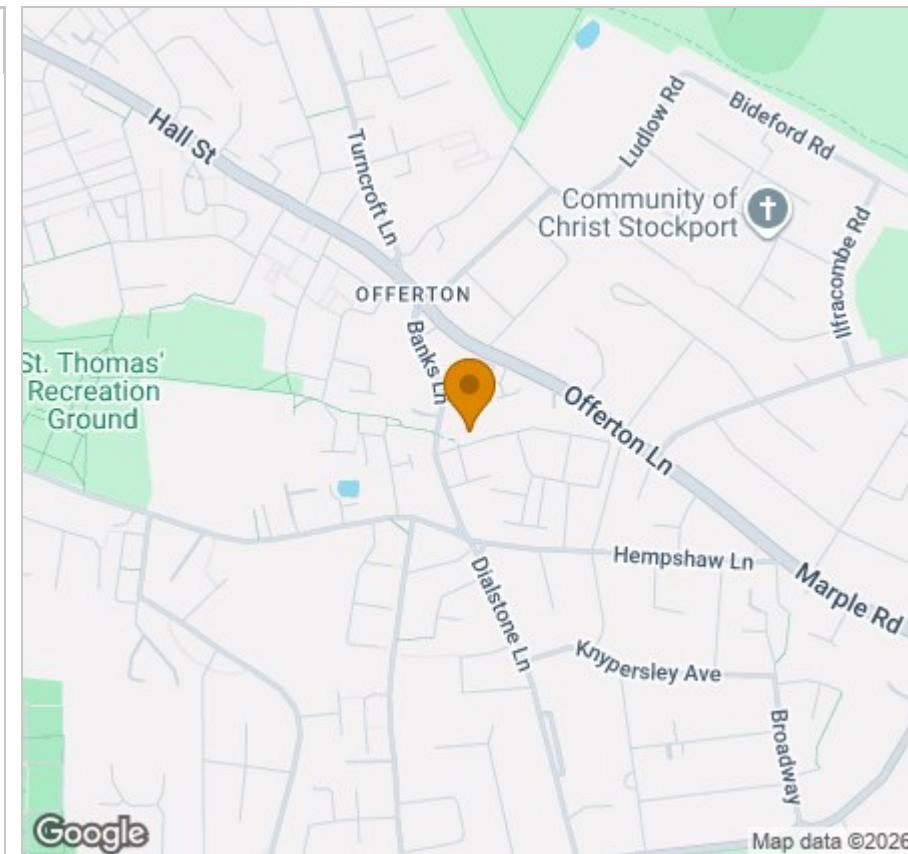
Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer!

- Spacious Two Bedroom Home
- Loft Room With Velux
- Beautifully Presented
- Two Reception Rooms
- Cellar Chamber
- Sought After Location
- Contemporary Open Plan Kitchen/Diner
- Tax Band B

Floor Plan



Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Viewing

Please contact our Reside Stockport Office on 0161 808 0660
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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