Forbes Road, Stockport, Greater Manchester

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Asking price **£250,000**

Property Details

Forbes Road, Stockport, Greater Manchester

Key Features

- Two-bedroom semi-detached home
- Generous corner plot
- Off-road parking
- Large rear garden
- Ideal Location
- Spacious kitchen/diner with French doors

This well-presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, couples and small families seeking comfortable living in the popular Offerton location.

Set on a generous corner plot, the accommodation benefits from off-road parking, a large rear garden and a practical layout arranged over two floors.

Upon entering, the hallway leads into a bright and welcoming living room, featuring a front-facing UPVC double-glazed window that allows plenty of natural light.

To the rear, the well-appointed kitchen/diner is fitted with modern units, an integrated oven and hob with extractor, and a stainless steel sink. A useful storage cupboard provides additional storage, while there is also space for a fridge freezer and dining table, making this a versatile area for everyday living and entertaining. French doors open directly onto the garden, with an additional side window bringing in further natural light.

Upstairs, the landing provides access to two well-proportioned bedrooms. The main bedroom overlooks the front of the house, while the second enjoys views over the garden. The family bathroom features a three-piece suite, including a shower over the bath.

Outside, the corner plot provides off-road parking and a garden area, offering excellent potential for outdoor enjoyment.

The home is ideally positioned in Offerton, Stockport, within easy reach of local amenities, shops and public transport links. Woodbank Park and Vernon Park are nearby, providing excellent opportunities for walks and outdoor recreation. Stockport town centre is also within convenient reach, offering a wide range of shopping, dining and everyday services, alongside nearby schools and access to Stockport railway station.

Room Description:

Lounge
A bright and comfortable living room featuring a front-facing UPVC double-glazed window, allowing plenty of natural light.

Kitchen/Diner
A spacious kitchen/diner with modern units, an integrated oven and hob, a useful cupboard for additional storage, space for dining, and French doors opening onto the rear garden.

Bedroom One
A well-proportioned main bedroom overlooking the front of the property.

Bedroom Two
A versatile second bedroom enjoying views over the rear garden.

Material Information

Part A – Key Facts
Tenure: Leasehold
Years Remaining:
906 years from 11 August 1934
Annual Ground rent: £3, paid biannually at £1.75
Service Charge:£0
Council Tax Band: B
EPC Rating: D

Part B – Property Details
Bedrooms: 2
Bathrooms: 1
Reception Rooms: 1
Parking: Off-street parking
Heating: Gas central heating
Electricity: Mains electricity connected
Water & Drainage: Mains water connected

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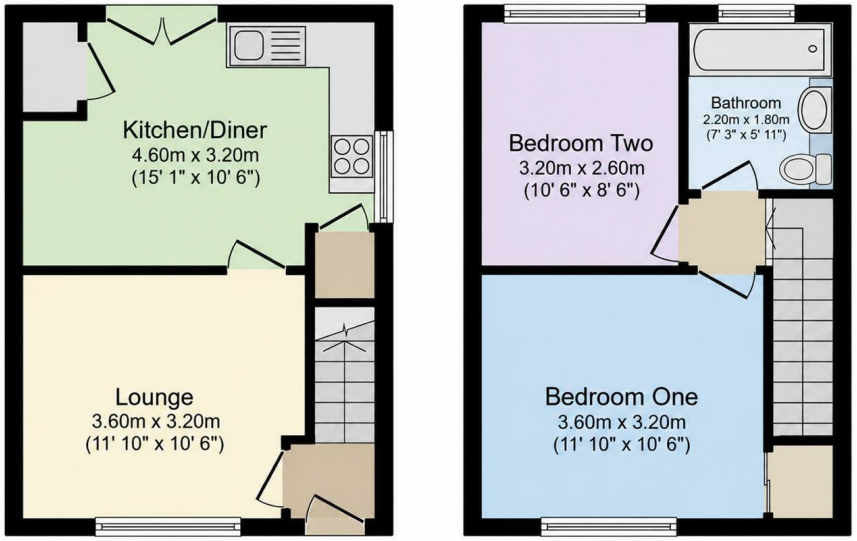

Ground Floor **First Floor**

Total floor area 59.8 sq.m. (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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COUNCIL TAX BAND:	TENURE:
B	Leasehold
EPC RATING:	**LOCAL AUTHORITY:**
D	Stockport