SPENCER HARVEY

PASSIONATE ABOUT PROPERTY

Canada Street, Stockport, Greater Manchester

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Asking price **£190,000**

Property Details

Canada Street, Stockport, Greater Manchester, SK2 6EF

NEW TO THE MARKET
Located in Heaviley, this well-presented two-bedroom, first-floor apartment presents an attractive opportunity for investors seeking a practical property in a well-connected Stockport location.

Key Features

- **Excellent Investment Opportunity – Tenant in Situ**
- **Two-Bedroom, Two-Floor Apartment**
- **Modern Fitted Kitchen with Integrated Appliances**
- **Private Entrance & Fenced Outdoor Space**
- **Updated Bathroom**
- **Off-Road Parking**

The property benefits from off-road parking to the front, a private entrance and a fenced outdoor space, providing features that can enhance its appeal to prospective tenants.

The accommodation includes a useful storage cupboard on entry, while upstairs the generous lounge features multiple windows, creating a bright and spacious reception area.

The modern fitted kitchen includes an integrated fridge freezer, washing machine, electric hob, and oven, providing a practical setup for tenants.

There are two well-proportioned bedrooms, complemented by an updated bathroom with a three-piece suite, shower over the bath and heated towel rail.

The property's two-bedroom layout, parking and convenient location make it a practical addition to a rental portfolio, with easy access to local amenities, transport links and everyday facilities.

Davenport Train Station is within easy reach, providing connections for commuters, while Stockport Town Centre, local shops, schools and parks are also nearby. The combination of location, accommodation and practical features makes this a property worth considering for investors looking to add a two-bedroom apartment to their portfolio.

Your next home could be just a viewing away!

Room Description

Entrance
A private entrance hallway housing a storage cupboard and stairs leading to the main apartment, carpeted throughout.

Living Room 6.0m × 5.8m
A fully carpeted space with lots of windows provides natural light throughout.

Kitchen 2.7m × 1.9m
A fantastic kitchen with an integrated fridge freezer, washing machine, electric hob and oven.

Bedroom One 2.8m × 2.5m
A good-sized room with fitted mirrored storage.

Bedroom Two 3.1m × 2.8m
A good-sized room, carpeted, with a window to the rear of the property.

Bathroom 2.1m × 1.7m
An impressive bathroom with a 3-piece suite, including a shower over the bath and a heated towel rail.

Material Information

Part A – Key Facts
Tenure: Freehold
Council Tax Band: A
EPC Rating: B

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

Part C – Additional Information
Flood Risk: Low
Broadband: Broadband:Standard, Superfast & Ultrafast available
Storm/Fire Damage: No- the property has not been damaged by storm or fire since the seller has owned it.
Alterations to Property:
Structural: No structural alterations, extensions, significant repairs or renewals reported.

SPENCER HARVEY

At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.

Anti-Money Laundering Checks

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.

Contact Us

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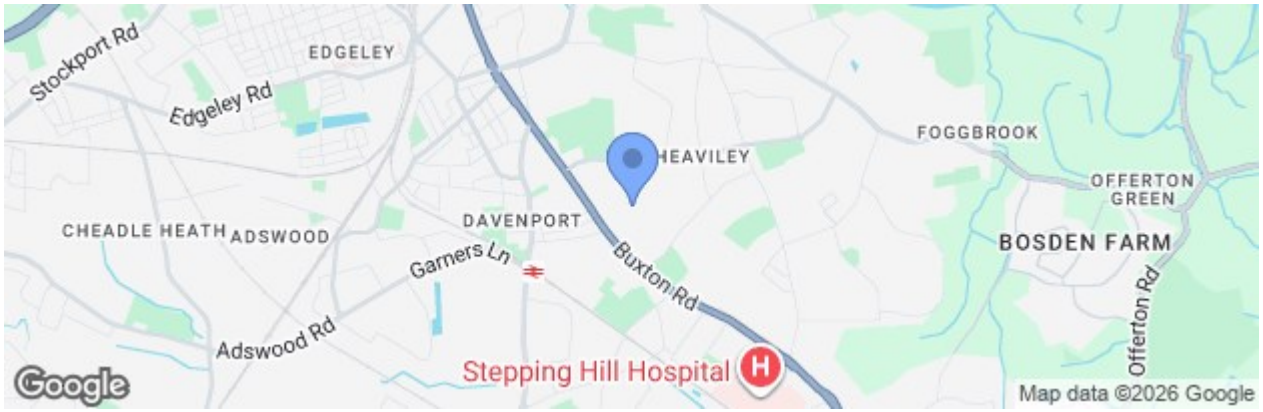

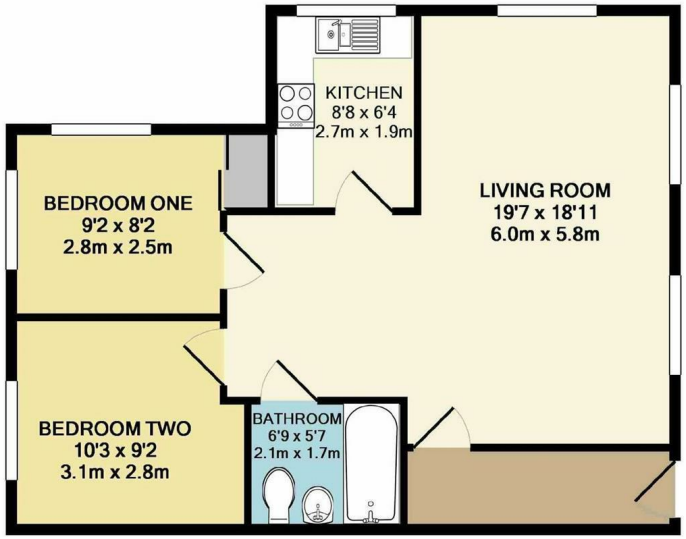

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX BAND:	TENURE:
A	Freehold
EPC RATING:	**LOCAL AUTHORITY:**
B	Stoockport