



13 Beech Avenue, Stockport, SK3 8HA

Situated on the popular Beech Avenue, occupying a prominent position on one of Cale Green's conservation roads in Stockport, this unique and well-presented two-bedroom detached bungalow offers convenient single-level living.

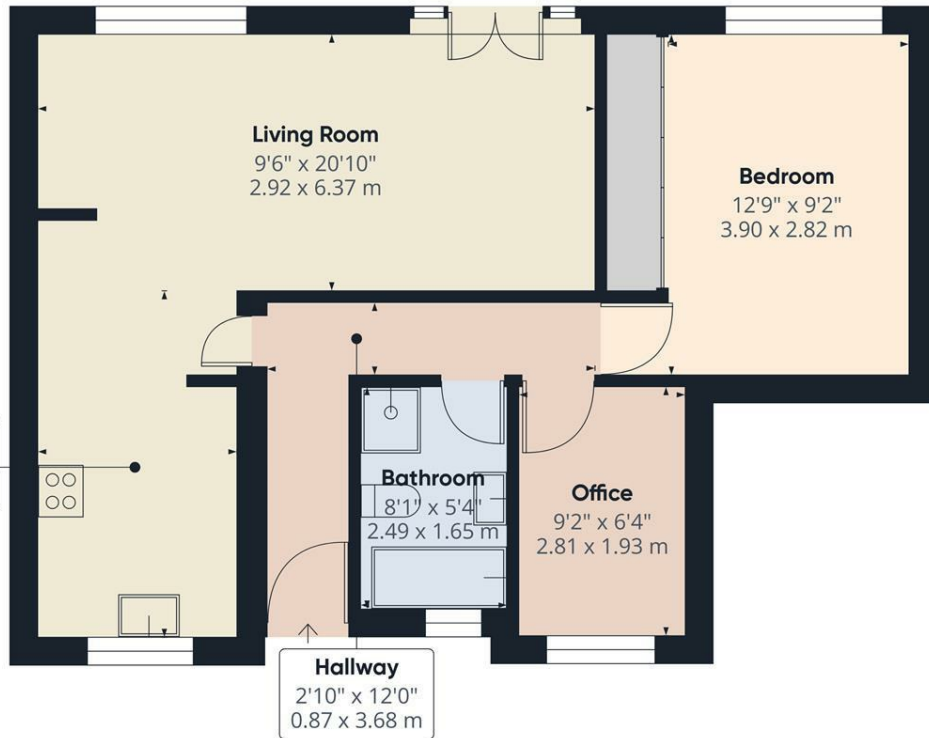
The property is presented in excellent condition throughout and provides a ready-to-move-into home, making it an excellent opportunity for buyers seeking a distinctive and well-maintained bungalow in a highly desirable residential setting.

The property provides well-proportioned accommodation throughout, with the main living space comprising a bright and versatile open-plan room incorporating the lounge, dining area and kitchen. The lounge area offers ample space for both comfortable seating and dining, with direct access to the rear garden. The kitchen is fitted with a range of base and eye-level units, generous worktop space and space for appliances.

The property benefits from two bedrooms, including a spacious double bedroom with built-in storage. The second bedroom is a versatile single room, currently utilised as a home office, but could also be used as a guest bedroom, dressing room or additional living space depending on the buyer's requirements.

- Detached Two-Bedroom Bungalow
- Ready To Move Into
- Open-Plan Living, Dining & Kitchen Area
- Double Master Bedroom with Built-In Storage
- Versatile Second Bedroom
- Bathroom with Bath & Separate Shower Cubicle
- Off-Road Parking for Multiple Vehicles
- **No Onward Chain**

£360,000



Approximate total area^m
608 ft²
56.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	