



**Upper Brook Street, Stockport, SK1**

**£165,000**

TWO BED BUY TO LET IN STOCKPORT TOWN CENTRE | Freehold

Lancashire Properties are delighted to present this two bed terraced for sale near to STOCKPORT TOWN CENTRE. Primarily situated within walking distance to various amenities which includes Primark, Boots, HSBC Bank, Lloyds Bank, Superdrug, McDonald's and many more. Main commuter route with bus stops which includes 191, 192 etc. running frequently during peak periods providing excellent transportation links towards both Stockport and Manchester Town Centre.

The property is briefly comprising of a reception room, and a kitchen on the ground floor; whereas, there are two bedrooms and a three piece bathroom are on the first floor. Externally, there is a large rear yard. The property is bought with tenant in situ. They are paying £800.00 PCM on a rolling tenancy.

Dimensions:

Ground Floor -

Living Room ( 3.7m X 4.2m )

Front entrance door leading straight into Living Room. Double glazed window to the front aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator.

Kitchen ( 3.7m X 3.7m )

Access to First Floor Landing and Rear Yard. Double glazed window to the rear aspect. Lino floor. Ceiling light point. Fitted is a range of wall 7 base units with worktop incorporating a bowl sink with mixer tap.

First Floor -

Bedroom 1 ( 3.9m X 4m )

Double glazed window to the front aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator.

Bedroom 2 ( 2.9m X 2.5m )

Double glazed window to the rear aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator.

Bathroom ( 2m X 2.6m )

Lino floor. Ceiling light point. Commode. Wash basin. Bathtub with shower mixer.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

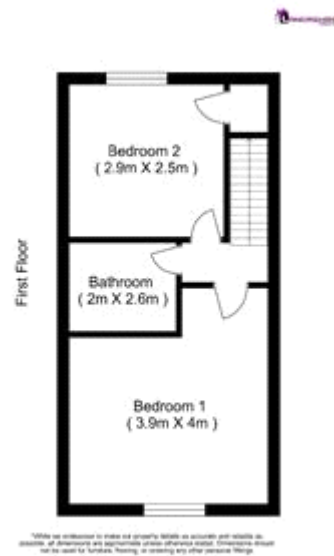
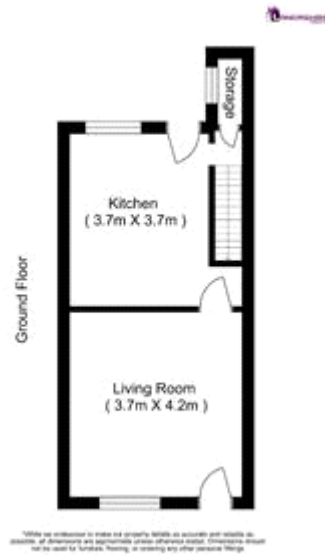
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Stockport Council)

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) 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                     |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.