



Blackberry Lane, Brinnington, Stockport, SK5

£175,000

UNDER OFFER

3 bedroom terraced house for sale | Freehold

3-Bedroom Terraced House for Sale – Brinnington, Stockport

Spacious and well-located, this 3-bedroom terraced home offers comfortable living in a convenient setting.

Key Features:

Three bedrooms

Two living rooms – perfect for family living or entertaining

Fitted kitchen

Bathroom with separate WC

Full double glazing and gas central heating

Front driveway for off-road parking

Large rear garden – ideal for outdoor dining and play

Location Highlights:

Situated in Brinnington, just minutes from the M60 motorway, offering excellent commuter links. Stockport Town Centre is nearby, with a wide range of shops, cafes, and amenities including Tim Hortons, Asda, Lidl, B&M, and Morrisons all within easy reach. The property is also centrally located to several schools, making it perfect for families.

PLEASE NOTE the property is in need works.

• Don't miss this opportunity to own a well-positioned home with plenty of space and potential.

No onward vendor chain! An excellent property close to all amenities! Excellent for first time buyers property! Don't miss this opportunity! Call now to arrange a viewing!

Dimensions:

Ground Floor -

Living Room 1 (12' 6" X 10' 8")

Carpeted floor. Ceiling light point point. Electric points. Double glazed patio door to rear garden.

Living Room 2 (12' 6" X 8' 10")

Carpeted floor. Ceiling light point point. Electric points. Double glazed window to rear aspect.

Kitchen (11' 10" X 8' 6")

Lino floor. Ceiling light point point. Electric points. Wall & base units with worktop incorporating a bowl sink with mixer tap. Double glazed window to front aspect. Double glazed uPVC door leading to front drive.

First Floor -

Bedroom 1 (12' 0" X 10' 10")

Carpeted floor. Ceiling light point point. Electric points. Double glazed window to rear aspect.

Bedroom 2 (12' 1" X 11' 3")

Carpeted floor. Ceiling light point point. Electric points. Double glazed window to rear aspect.

Bedroom 3 (8' 8" X 8' 0")

Carpeted floor. Ceiling light point point. Electric points. Double glazed window to front aspect. Boiler location.

Bathroom (5' 7" X 5' 3")

Lino floor. Ceiling light point point. Double glazed window to front aspect. Bathtub. Wash basin.

W.C.

Lino floor. Ceiling light point point. Double glazed window to front aspect. Commode. Wash basin.

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.

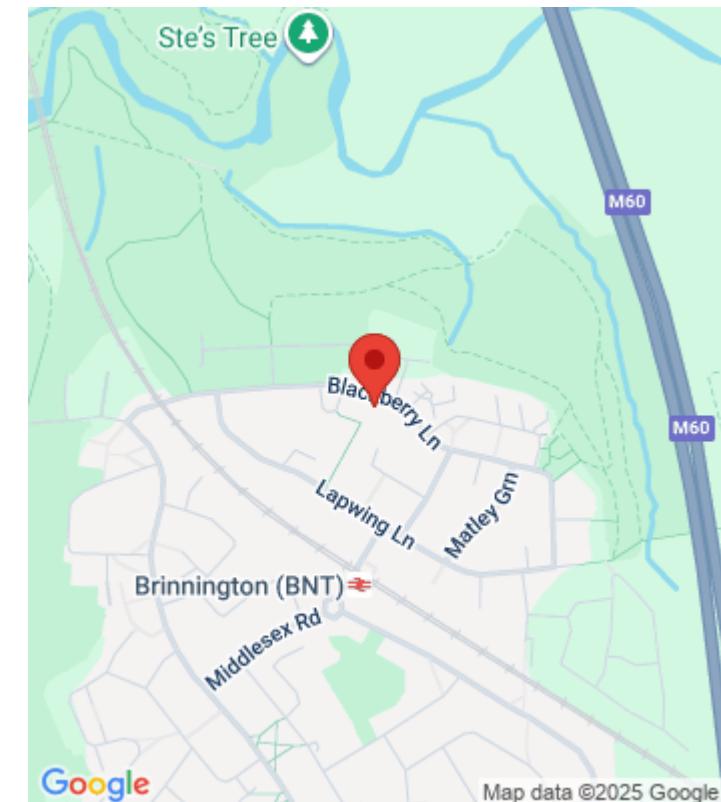
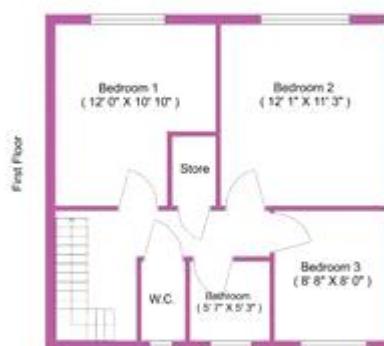
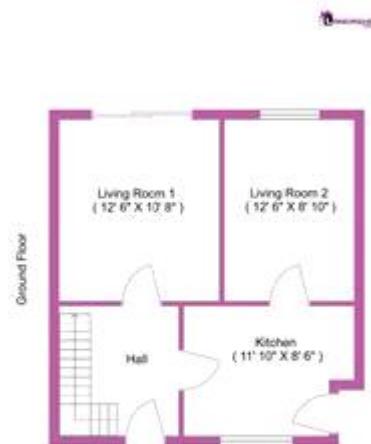
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

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			
(92-1)	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.