



Lancashire Properties are delighted to present this excellent sized two double bedrooms terraced house for sale situated in a popular location within the local community of Stockport. An excellent location which benefits from being close to all amenities and is within a two minute away to Main A6 wellington road south. Close to local amenities such as Adswood Community Centre, Adswood Road Surgery, Adswood Children's Centre etc. and many more. Centrally located with easy access to schools such as Adswood Primary School and St. Ambrose Primary School, as well as many others. There is an excellent commute network with frequent buses to Manchester City Centre and surrounding areas.

The property briefly comprises of two good size reception rooms and a kitchen on the ground floor, whereas two double bedrooms and a bathroom are on the first floor. There is also a spacious cellar for storage purpose. Benefiting from spacious rooms, gas central heating & electric and is fully double glazed. Kitchen includes wall & base units with worktop incorporating a bowl sink with drainer unit and mixer tap. Bathroom comprises of a WC, Wash Basin and a bathtub fitted with a shower mixer. Externally there is a rear garden to enjoy the sunny summer.

Currently tenanted. Ideal investment opportunity with the property receiving £900.00 PCM rental.

Long leasehold property.
lease term TBC
Annual ground rent £3

Don't miss this opportunity! Call now to arrange a viewing!

Dimensions:

Reception Room 1 (11' 5" X 1' 1")
Double glazed window to the front aspect. Ceiling light point. Carpeted floor. Power points. Heating radiator.

Reception Room 2 (13' 1" X 11' 5")
Double glazed window to the rear aspect. Ceiling light point. Tiled floor. Power points. Heating radiator. Access to kitchen. Access to the rear garden.

Kitchen (6' 11" X 6' 1")
Double glazed window to the rear aspect. Ceiling light point. Fitted is a range of wall and base units with worktop incorporating a bowl sink with drainer unit and mixer tap. Space for appliances. Power points. Heating radiator.

First Floor Landing
Access to the bedrooms. Bathroom. Ceiling light point. Carpeted floor.

Bedroom 1 (11' 5" X 14' 2")
Double glazed window to the front aspect. Ceiling point. Carpeted floor. Power points. Heating radiator.

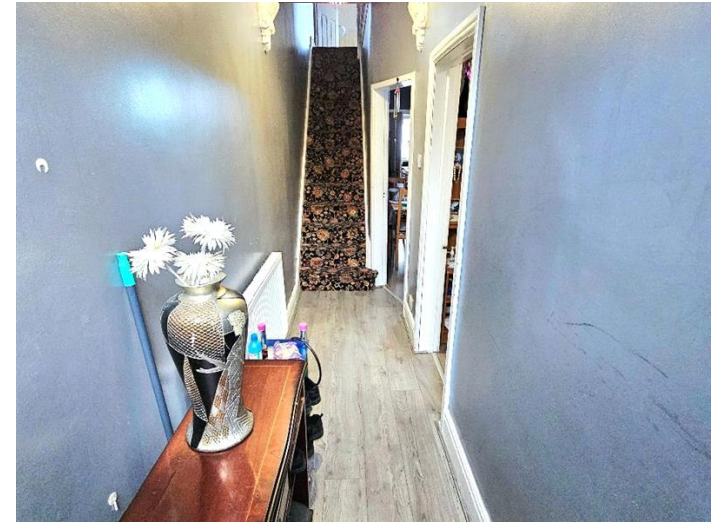
Bedroom 2 (31' 3" X 9' 1")
Double glazed window to the rear aspect. Ceiling point. Carpeted floor. Power points. Heating radiator.

Bathroom (9' 1" X 8' 1")
Double glazed window to the rear aspect. WC. Wash Basin. Bathtub fitted with a shower. Ceiling Light point. Heating radiator.

Storage Cellar (11' 6" X 10' 3")

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: Leasehold



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/fixings 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.

