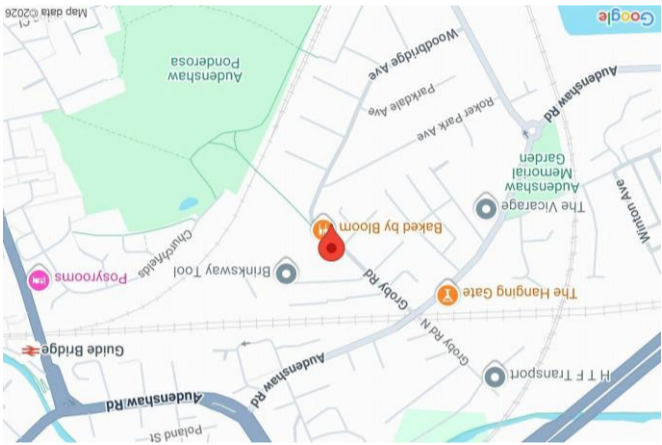


www.philipjames.co.uk
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 218 Heaton Moor Road, Stockport, Greater Manchester, SK4

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	69 C	
81-91	B		82 B
92+	A		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any omission or mis-statement. This plan is 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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OFFERS IN THE REGION OF £210,000

A well-presented two-bedroom end terrace home, occupying an attractive garden-fronted position and ideally suited to first-time buyers and investors alike. This excellent property has been well maintained and improved by the current owner, offering ready-to-move-into accommodation with the added benefit of a conservatory, downstairs WC and garage to the rear.

The accommodation begins with an entrance hallway leading into a bright and well-proportioned living room to the front of the property, creating a comfortable reception space for everyday living. To the rear is a spacious dining kitchen fitted with attractive wall and base units, providing ample work surface space and room for freestanding appliances. Beyond the kitchen is a conservatory, offering valuable additional living space and pleasant views over the rear garden. Completing the ground floor is a convenient downstairs WC.

To the first floor are two generous bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom. These rooms are served by a modern family bathroom suite.

Externally, the property benefits from attractive gardens to both the front and rear, providing excellent outdoor space for enjoying the warmer months. To the rear is the added advantage of a garage, offering useful storage and off road parking accessed via a side road on Alandale Avenue.

The property is ideally positioned close to a range of local amenities including shops, schools and leisure facilities, whilst also benefiting from excellent transport links with easy access to surrounding areas.

859 gross sq ft
Tax Band: A
Freehold

"Beautifully presented two-bedroom end terrace home with conservatory, garage and attractive gardens."

