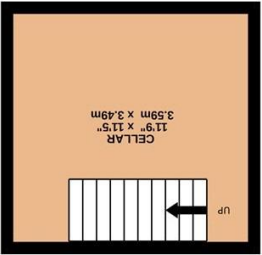


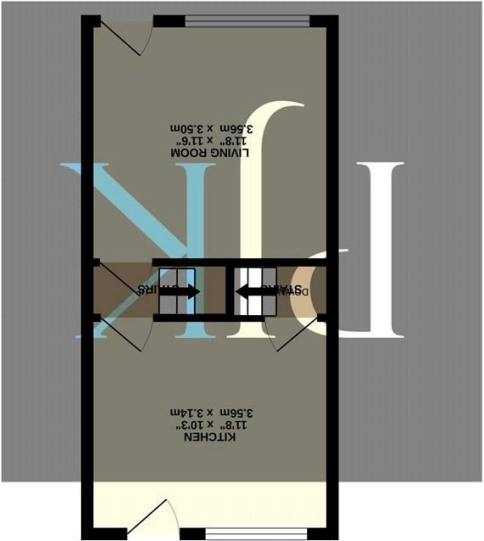
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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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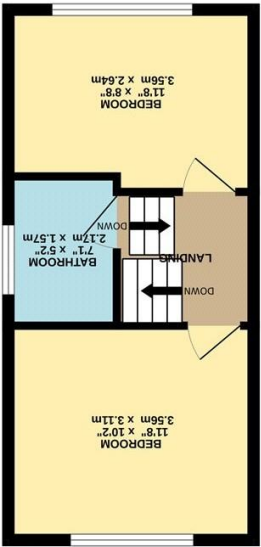
TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.



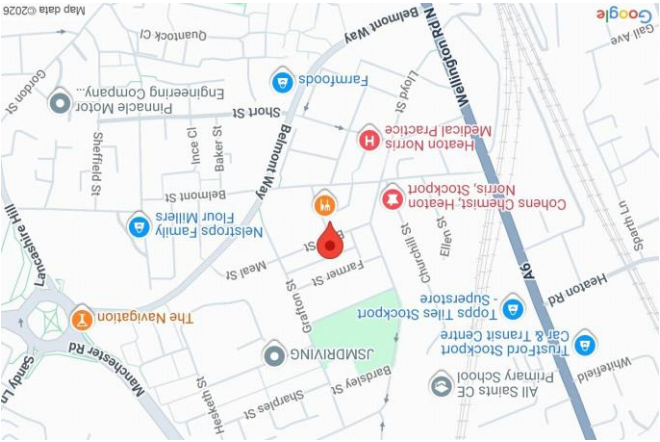
135 sq.ft. (12.5 sq.m.) approx.



285 sq.ft. (26.5 sq.m.) approx.



295 sq.ft. (27.4 sq.m.) approx.



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

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PHILIP JAMES
KENNEDY

15 CLEMENT STREET
HEATON NORRIS, STOCKPORT, SK4 1QN



ASKING PRICE £190,000

A two-bedroom end-terrace property offered to the market with no onward vendor chain and presenting an excellent opportunity for buyers looking for a full renovation project. Requiring comprehensive modernisation throughout, the property provides a blank canvas for a purchaser to remodel and finish entirely to their own tastes and requirements.

The ground-floor accommodation begins with a well-proportioned living room to the front, providing a good-sized principal reception space. To the rear is a separate kitchen with direct access into the rear garden. The existing layout offers plenty of scope for improvement and reconfiguration as part of a wider refurbishment programme.

The first floor reveals two well-proportioned bedrooms, including a generous principal double bedroom, together with a family bathroom.

A further benefit is the cellar, accessed internally and providing approximately 135 sq ft of additional space. This offers useful storage alongside further potential depending upon a purchaser's individual requirements.

Externally, the property benefits from a private rear garden, providing an excellent opportunity to create an attractive outdoor space as part of the overall renovation. On-street parking is available to the front.

714 gross sq ft
Tax Band: A
Freehold

"Two-bedroom end terrace offering excellent renovation potential."

