



139 Petersburg Road, Edgeley,
Stockport SK3 9QZ

Victorian c1900 three bed semi-detached in need of a programme of modernisation. Close to Alexandra Park and reservoirs. No onward chain.

Asking Price: £199,950

WOODHALL
— PROPERTIES —

SUMMARY:

Three bed Victorian c1900 semi-detached in need of a programme of modernisation. Enviably positioned close to Alexandra Park, primary schools and Sykes reservoirs. Just a short walk to Edgeley centre and Stockport railway station. GFCH, double glazing, alarm. Briefly comprises: hall, two interconnecting reception rooms, galley kitchen, three bedrooms and shower room/wc. Full cellars providing useful storage and work space. Well enclosed south facing rear garden, not directly overlooked as backing onto railway cutting. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

ENTRANCE HALL

15' x 5' 2" (4.57m x 1.57m) max. Double glazed and leaded front door, double glazed window, radiator, cornice, staircase to first floor.

DINING ROOM (FRONT)

14' 9" x 10' (4.5m x 3.05m) max. Into bay with double glazed windows, wall mounted gas fire, wall light points, cornice, radiator, wide archway to sitting room.

SITTING ROOM (REAR)

14' x 10' 8" (4.27m x 3.25m) max. Double glazed window and sliding patio door to rear garden, recess to chimney breast with inset gas fire, radiator, cornice.

KITCHEN (REAR)

11' 3" x 4' 7" (3.43m x 1.4m) max. Base and wall cabinets, stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and hob with extractor hood over, double glazed windows to rear and side, double glazed rear door, radiator, wood laminate flooring, part tiled walls, CH programmer.

CELLAR

Access to cellar from rear garden, Four cellar chambers providing work and storage space, stainless steel sink unit, plumbed for automatic washing machine, gas CH boiler, power and light, gas and electricity meters.

FIRST FLOOR

LANDING

Staircase balustrade, access to loft space.

BEDROOM 1 (REAR)

13' 10" x 10' 1" (4.22m x 3.07m) max. Into built-in wardrobes, double glazed window, radiator, HWC cupboard, cornice.

BEDROOM 2 (FRONT)

12' x 10' 1" (3.66m x 3.07m) max. Double glazed window, radiator, cornice.

BEDROOM 3 (FRONT)

9' 4" x 5' 2" (2.84m x 1.57m) max. Double glazed window, radiator.

SHOWER ROOM.WC (REAR)

7' 2" x 5' 2" (2.18m x 1.57m) max. Quadrant shower cubicle with electric shower, pedestal wash hand basin, low level wc, double glazed window, tiled walls, radiator, cornice, wood laminate flooring.

OUTSIDE

GARDENS

Well enclosed south facing rear garden. Mainly paved. Needs work. Small greenhouse. Access to cellar of house. Timber and concrete post boundary fencing. Not directly overlooked. Backing onto a railway cutting. Side path to front. Small front garden.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is B. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency rating is band D. The full EPC is available on request.

VIEWING:

By appointment only through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm.

