

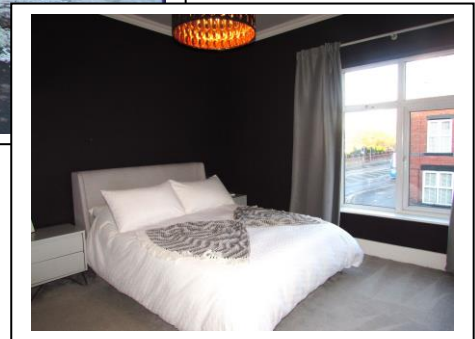
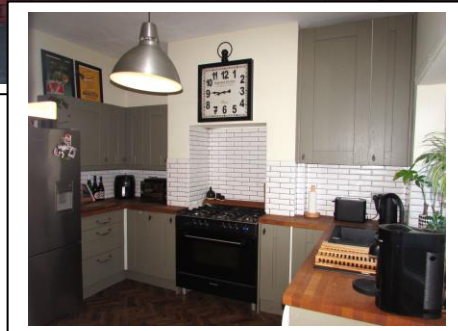


# Northern Etchells Homes



Independent Estate Agents

**28 Caroline Street, Edgeley,  
Stockport, SK3 9BW.**



## Offers In Excess Of £200,000

- A Spacious/Well Presented Two Bed Mid Terrace
  - Lounge/Kitchen/Bathroom
  - Central Heating/UPVC Double Glazed
- Ideal For Access To Edgeley With It's Array Of Shops, Schools & Motorway Links
  - EPC Rating E

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**The Accommodation Comprises: Ground Floor:**

**Lounge 13' x 12'0509**

UPVC double glazed front aspect window. High ceiling/coving. Radiator.

**Kitchen 12'02 x 10'**

An exit door gives access to the rear courtyard. Fitted with a range of base and eye level units. The base units are topped with complementary wood block surfaces. Modern one and a quarter bowl sink which is set beneath a UPVC double glazed rear aspect window. Cooker recess. Ample space to accommodate a fridge freezer. Radiator. Stairs to the first floor accommodation.

**First Floor: Landing area:**

**Bedroom One: 12'08 x 12'07 Maximum measurement**

UPVC double glazed front aspect window. Radiator. High ceiling. Coving. Ample space to accommodate freestanding bedroom furniture.

**Bedroom Two: 12'08 x 12'07**

UPVC double glazed rear aspect window. Radiator. High ceiling. Coving. Ample space to accommodate freestanding bedroom furniture.

**Bathroom 8'01 x 6'02**

Bath with shower over, wash hand basin and low level WC. Chrome towel rail style radiator. Tiled walls and floor.

**Outside:** The frontage is enclosed with small wall.

Low maintenance rear courtyard/garden which is an ideal space in which to alfresco dine and entertain, especially during the summer months.

**Tenure: To be confirm.**

**Manchester City Council. Council Tax: Manchester City Council.**

Viewing: Appointment arrangements only call 0161 498 0049

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**