

49 Birkdale Road, South Reddish, Stockport SK5 7LR

JohnMellor

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We are pleased to offer for sale this immaculately presented, four bedroom, two bathroom, extended modern semi-detached family home. Benefitting from a superb large rear garden with off road parking for a number of vehicles plus an attached garage. The property has been maintained and improved by the present owners to create a beautiful home and is situated in a most popular residential area in South Reddish convenient for local amenities and commuter transport links.



In brief the property comprises; enclosed entrance porch, lounge with feature fireplace and stairs to the first floor, dining area with double opening doors to the rear garden and further double opening doors to the contemporary fitted kitchen. To the first floor are four good size bedrooms, contemporary modern fitted bathroom plus an en-suite shower room. With double glazing throughout, gas central heating and alarm system an internal inspection is essential of this most desirable family home.









РОРСН 5.0m x 2.5m 1'8 x E'81 m£.4 x m4.4 GARAGE 141 x 741 INTEGRAL LOUNGE 4.5 x m2.5 11.2 × 9.11 KITCHEN

(51.6 SQ.M.) TH:02 555 ABRA

APPROX. FLOOR GROUND FLOOR

4.4m x 3.0m

14'7 × 10'

DINING ROOM

(.M.OS 8.94) AREA 536 SQ.FT. APPROX. FLOOR 1ST FLOOR

m\.f x m8.l

2,10 × 2,6

мооянтав

mč.2 x m4.4

14'7 x 8'3

BEDROOM TWO

m3.2 x m8.2

9.8 × 4.6

BEDROOM THREE

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.) 49 BIRKDALE ROAD, SOUTH REDDISH, STOCKPORT SK5 7LR

me.2 x ma.4

15' x 9'8

BEDISOOM ONE

11'E x 8'\

3.0m x 2.4m

11'7 x 01'9

BEDROOM FOUR

prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee owiesion, or mis-statement. This plan is for illustrative purposes only and should be used as such by any of doors, windows, rooms and any other tems are approximate and no responsibility is taken for any error, Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Nade with Metropix ©2017 as to their operability or efficiency can be given

The buyer is advised to obtain verification from their solicitor or surveyor. J273 fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, may they be regarded as representations. All interested parties must themselves verify their guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor IMPORTANT! These particulars and floor plans are set out as a general outline only for the

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England, Scotland & Wales

(92-100)

nergy Efficiency Rating

England, Scotland & Wales

(92-100)

Environmental Impact (CO₂) Rating