



*jordan*fishwick

3 BRIDLE COURT, WOODFORD, STOCKPORT

Offers in excess of £240,000

3 BRIDLE COURT, WOODFORD, STOCKPORT, SK7 1QW

** SEE OUR VIDEO TOUR **

****REDUCED**** A stylish duplex apartment, offering truly deceptive and immaculately presented living space, arranged over three levels including the ground floor entrance, with a lovely front garden, off road parking and garage. Briefly comprising a private entrance hallway, first floor landing, superb open plan living room and kitchen with Juliet balcony, the second bedroom and shower room. Continuing upstairs there is a spacious master bedroom with its own luxury en-suite shower room and fitted wardrobes. Gas central heating, pvc double glazing and great location!
Energy Rating C

GROUND FLOOR

Entrance Porch & Hallway

Pvc double glazed front door, tiled floor, fitted wall cupboards, plumbing for an automatic washing machine, door and stairs leading to:

FIRST FLOOR

Landing

Central heating radiator, pvc double glazed window and doors leading off to:

Living Room/Kitchen 19'2" (max) 14'11" (min) x 15'3" (5.84m (max) 4.55m (min) x 4.65m)

A bright and spacious room with pvc double glazed patio doors and Juliet balcony, central heating radiator and a range of fitted kitchen units finished in high gloss white and including base cupboards and drawers, island and breakfast bar, Quartz tops over and inset stainless steel sink and mixer tap, split-level electric oven, microwave and ceramic hob with filter hood over, matching wall

Shower Room

A white suite including a corner shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc, vanity unit, pvc double glazed window and central heating radiator.

SECOND FLOOR

Master Bedroom 14'9" x 11'9" (min to robes) (4.50m x 3.58m (min to robes))

Two pvc double glazed dormer windows, central heating radiator, fitted wardrobes and dressing table, eaves storage and door to:

En-Suite Shower Room

A white suite including a shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, chrome finish towel radiator.

OUTSIDE

Front Garden & Garage



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cupboards and wine rack, integrated dishwasher and fridge freezer, storage cupboard and pvc double glazed rear window.

Bedroom Two 10'11" x 9'11" (3.33m x 3.02m)

Pvc double glazed front window and central heating radiator, fitted wardrobes.

The property has a well maintained front garden with lawn and a flagged patio area. The garage is located to the rear of the property.
Our ref:Cms/cms1011/ 20



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating	
	Current	Potential		Predicted
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92-100) A			(92-100) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC