



Vicarage Road, Stockport, Cheshire

## **Offers in the region of £132,000**

AN OPPORTUNITY NOT TO BE MISSED ! We are delighted to bring to the market for sale this period style semi detached hosting a wealth of character and period features throughout. There are two reception rooms to which the dining room has a period style fireplace and stripped floor, kitchen and separate utility room. To the first floor there are three bedrooms and spacious bathroom. VIEW EARLY TO AVOID DISAPPOINTMENT

### **Edgeley**

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## **Vicarage Road, Stockport, Cheshire**

### **Entrance Hall**

Access via a hardwood entrance door to the front aspect. Staircase to the first floor. Stripped door to lounge.

### **Lounge 17'2" (maximum) x 10'4" (plus recess)**

A hardwood double glazed lead effect window overlooks the front with double panelled radiator beneath. TV Aerial point. Cupboard with louvred doors. An additional window overlooks the side aspect. Glazed door to:

### **Dining Room 13'5" x 11'10"**

An attractive second reception room with a double glazed window overlooking the rear with double panelled radiator beneath. Period features include: exposed stripped wooden flooring, period style cast iron fireplace with ceramic tiled inserts, tiled hearth and stripped surround. Dado rail border. Coving to ceiling.

### **Kitchen 8'5" x 6'9"**

A double glazed window overlooking the side aspect. Fitted base units with louvred doors and worktops over incorporating a stainless steel sink unit. Gas cooker point. Wall mounted gas boiler. Plumbing for dishwasher. Glazed door to:

### **Utility Room 7'0" x 5'6"**

A UPVC entrance door provides access to the rear courtyard. Plumbing for automatic washing machine. Shelving and worktops

### **Landing**

Access to loft. Stripped doors to all accommodation.

### **Bedroom One 11'10" x 10'7"**

Double bedroom with a hardwood double glazed window overlooking the rear. Single panelled radiator beneath.

### **Bedroom Two 14'10" x 6'7"**

A hardwood double glazed lead effect window overlooks the front aspect with double panelled radiator beneath

### **Bedroom Three 12'11" x 6'6" (maximum)**

A hardwood double glazed lead effect window overlooks the front aspect. Bulkhead to stairs. Double panelled radiator.

### **Bathroom**

A frosted window overlooks the side aspect. Three piece coloured suite comprising bath with electric shower over, pedestal wash hand basin and close coupled w.c. Tiled walls. Single panelled radiator. Airing cupboard

### **Exterior**

To the rear there is an attractive enclosed courtyard garden with a variety of plants

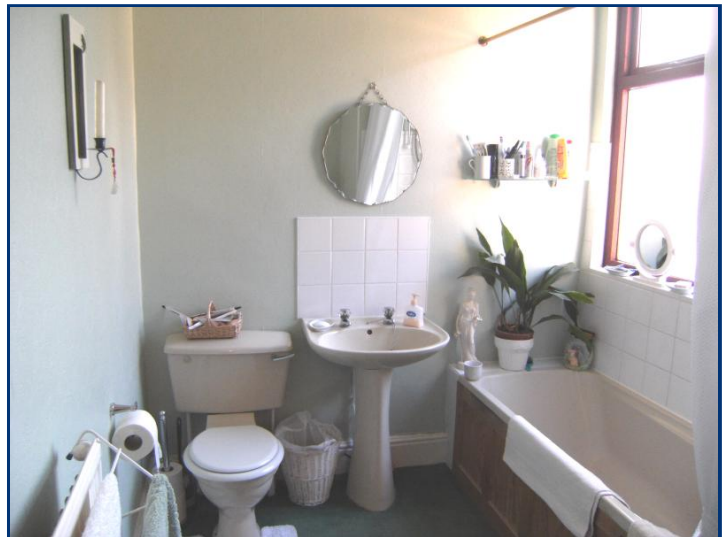


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			52
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			