



**£235,000**

**Tewkesbury Road, Cheadle Heath, Stockport, SK3 0SQ**



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Something to get those of you seeking a project excited. This home has no vendor chain.

Number 6, A THREE BEDROOM SEMI DETACHED HOME, situated in a cul-de-sac location in a well regarded location, has been rented for many years and is tired from the experience, but it is a canvas of exciting potential awaiting your creative vision.

This is an opportunity that opens doors to numerous possibilities allowing you to shape a truly unique living environment.

The property is situated in a cul-de-sac location in a well regarded and convenient location for schools, shops and transport links (approximately 1.5 miles from Stockport Train Station).

The accommodation comprises a living room, a dining kitchen open to a sun room to the rear. To the first floor there is a landing with doors to the two double bedrooms, the small bedroom (ideal for an office or nursery) and the bathroom/w.c.

There is a small garden frontage and a garden to the rear which can be accessed from the sun room.

Number 6 is ready for a new owner to bring fresh eyes and renewed vigour. Get in touch to make an appointment to view!

Council Tax Band B

EPC Band D

Tenure: Freehold subject to a chief rent of £3.50 per year

## Ground Floor

**Living Room - 12' 8" x 14' 10" (3.88m x 4.53m)** A good size room with laminate wood floor set against neutral decor. Radiator. Spindle balustrade staircase to the first floor. Picture rail. UPVC double glazed bay window to the front. Radiator. Timber front door.

**Dining Kitchen - 12' 9" x 14' 9" (3.91m x 4.51m)** Situated across the rear of the property and open to a sun room beyond. Laminate floor flows through from dining kitchen to conservatory.

Wall, base and drawer units. Work surfaces incorporate a sink and drainer. Space for a cooker with extractor hood over, fridge freezer and a washing machine. Wall mounted boiler. Space for a dining table. Open to conservatory.

**Conservatory - 8' 11" x 14' 6" (2.72m x 4.42m)** Double glazed windows and double doors lead out to the rear garden. Laminate flooring. Ceiling spotlights.

## First Floor

**First Floor Landing - 7' 10" x 5' 10" (2.41m x 1.78m)** Window to the side.

**Bedroom One - 12' 9" x 10' 1" (3.89m x 3.08m)** Double glazed window to the rear elevation. Radiator. Laminate flooring.

**Bedroom Two - 13' 0" x 8' 2" (3.97m x 2.49m)** Double glazed bay window to the front elevation. Radiator. Laminate floor.

**Bedroom Three - 6' 1" x 6' 4" (1.87m x 1.95m)** Ideal as study or a nursery. Double glazed window to the front elevation. Radiator. Laminate floor.

**Bathroom / W.C. - 9' 2" x 4' 4" (2.8m x 1.33m)** Fitted with a bath with shower over, low level wc and a wash basin. Double glazed window to the rear elevation. Laminate wet wall around bath and window wall. Wall tiles with integrated mirror. Laminate flooring. Extractor fan. Radiator.

## Exterior

**Gardens -** To the front of the home is a small garden with flower bed and low level brick wall. A pathway leads down the side of the home to the rear.

The rear garden comprises a flagged patio, artificial lawn and gravelled area. Timber shed. Post panelled fencing.



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