



**£210,000**  
Glebe Street, Offerton, Stockport, SK1 4DJ

Say hello to number 54 Glebe Street, THREE BEDROOM TERRACE HOME over three floors packed with potential and opportunity and offered for sale with NO VENDOR CHAIN. The property has been re-decorated throughout and new carpets fitted. The rear garden enjoys a sunny aspect too

The property is less than half a mile from Stockport Market Place, which hosts live music events, food halls, craft beer bars, and pop up events. Stockport is buzzing. The town centre and the Peel Centre host a range of shops. Supermarkets are located nearby too. Stockport Train Station is about a mile away.

Excite your senses (and maybe those of your four legged friend) with walks in the green, open space afforded by Woodbank and Vernon Parks located approximately half a mile away.

Step through the gate into the garden to the front and beyond the threshold lies a smartly presented home. You enter the lounge. From the lounge you head into the separate dining room and from here the kitchen to the rear.

Pop up the stairs from the dining room to the first floor landing and you will find access to the double bedroom to the front and a single bedroom plus bathroom to the rear. A further staircase leads to the second floor where you will find a spacious third bedroom. This is a characterful room with a dormer window to the front.

A Worcester combi boiler was fitted in June 2024.

Outside there is a small garden to the front. There is a court yard garden to the rear.

We think you need to view this home to fully appreciate the layout and potential. We look forward to hearing from you.

Council Tax Band: A

EPC: Band D

Parking: On street

Tenure: Leasehold: 990 years from June 1891. Ground rent £1.16 per year

## Ground Floor

**Lounge** - 11' 1" x 10' 6" (3.39m x 3.21m) The home is accessed via a composite front door into the lounge. Double glazed window to the front aspect. Laminate flooring. Radiator.

**Dining Room** - 11' 10" x 9' 0" (3.62m x 2.76m) Double glazed door leads out to the rear garden. Laminate flooring. Radiator. Open to kitchen.

**Kitchen** - 7' 1" x 5' 5" (2.16m x 1.66m) Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a stainless steel sink and drainer. Integrated electric oven with gas hob and extractor hood over. Extractor fan. Part tiled walls. Laminate floorin. Wall mounted 'combi' boiler. Double glazed window to the side aspect.

## First Floor

**Landing** -

**Bedroom** - 11' 3" x 10' 7" (3.45m x 3.25m) Double glazed window to the front elevation. Radiator.

**Bedroom** - 8' 11" x 6' 3" (2.72m x 1.93m) Double glazed window to the rear elevation. Radiator.

**Bathroom / W.C.** - 6' 7" x 5' 1" (2.02m x 1.56m) Fitted with a panelled bath with electric shower over. Low level wc and a wash basin. Tiled walls. Vinyl floor. Radiator. Double glazed frosted window to the rear elevation.

## Second Floor

**Second Floor** -

**Bedroom** - 19' 8" x 10' 7" (6m x 3.24m) (Max measurements)

Double glazed window to the front elevation. Radiator.

## Exterior

**External** - This home is garden fronted with wrought iron gate giving pedestrian access to the front door.

The rear garden is a concrete courtyard with wooden decking and a mixture of brick walls and timber fencing.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).