



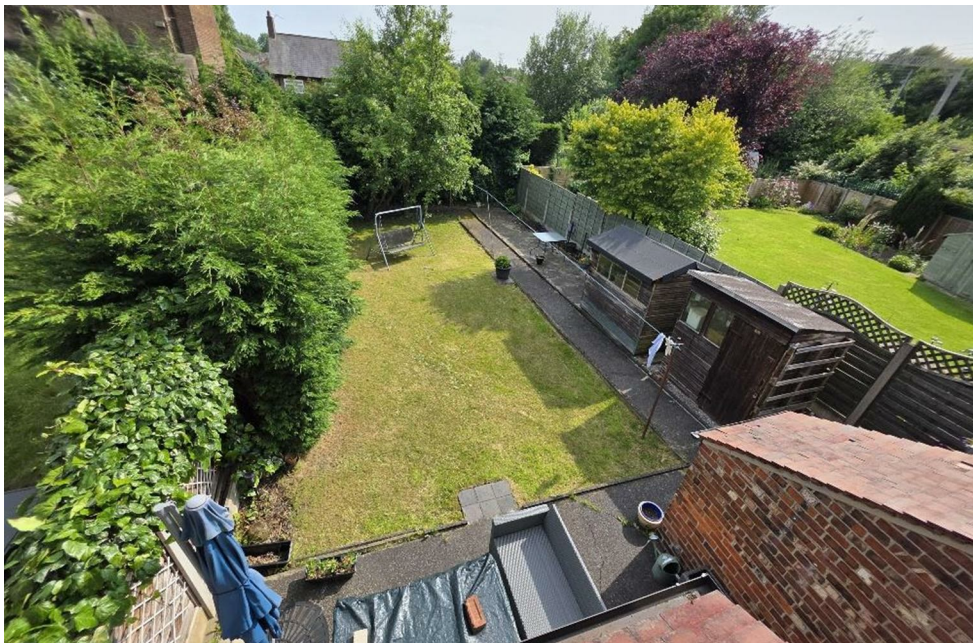
7 Varden Grove  
Adswood SK3 8PD  
Offers Over £270,000

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# 7 Varden Grove

## Adswood SK3 8PD

Offers Over £270,000

Offered for sale with no onward chain, this traditional semi-detached house has been greatly improved by the current owners and it is presented in excellent decorative order.

An entrance hallway leads to a well-proportioned living room with bay window to the front elevation and a feature fireplace. There is a large separate dining room to the rear, with a bay window overlooking the garden. A stylish refitted kitchen features contemporary units in grey with contrasting worktop surfaces.

To the first floor is a landing with access to the loft space. The principal bedroom has a range of fitted wardrobe units which provide excellent storage space. A bay window to the front allows space for a dressing table. The second bedroom is another generous double room, with a third bedroom being ideal for a single bed or suiting use as a study. The bathroom is of a good size and it is fitted with a modern white suite, with shower above the bath.

The house stands behind a garden area with a driveway providing off road parking space which extends alongside the property. There is a gated access to the rear and a brick-built storage room. The rear garden is larger than average, with a seating area, large lawn and some established fruit trees.

Varden Grove is well-placed for access to amenities, with transport networks and schools also easily accessible. This is a most attractive home which is likely to meet the needs of a wide range of potential purchasers. We strongly advise an early internal inspection.

Tenure: Freehold  
Council Tax: Stockport B

- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Refitted Bathroom
- Driveway
- Attractive Gardens
- Cul-de-sac Location
- No Onward Chain

### Entrance Hallway

15'10 max x 6'11 red to 5'7

Storage cupboard beneath the stairs with combi-boiler.

### Living Room

14'0 into bay x 11'5 max

### Dining Room

14'1 into bay x 10'8

### Kitchen

7'10 x 6'4

### First Floor Landing

Access to loft space.

### Bedroom One

14'4 into bay x 8'9 to fitted wardrobes

### Bedroom Two

11'10 x 10'8

### Bedroom Three

6'5 x 8'1 red to 7'3

### Bathroom

7'11 x 6'5

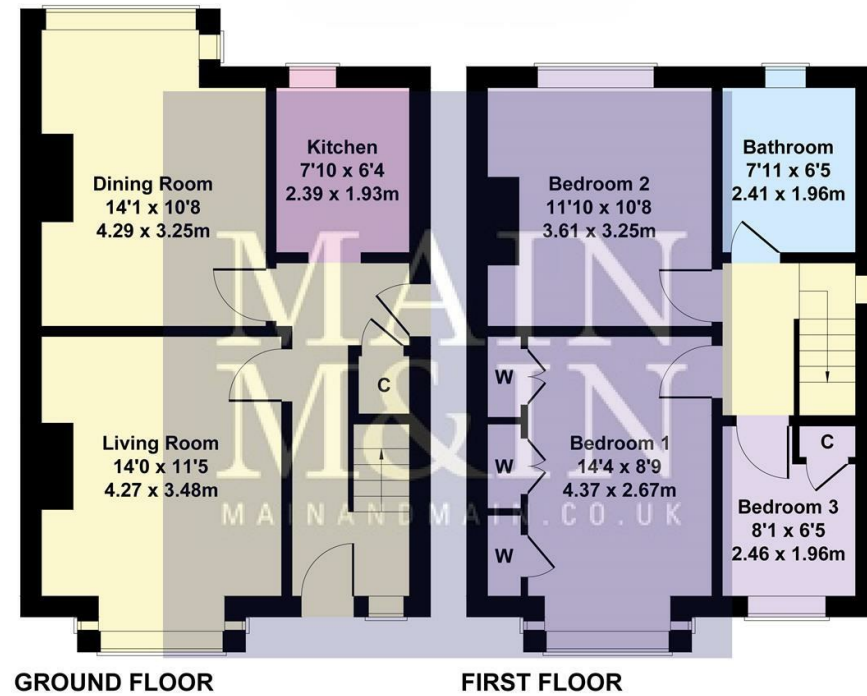
### Externally

Garden to the front with driveway alongside the property.  
Brick-built storage room.  
Gated access to enclosed rear garden.





## Varden Grove

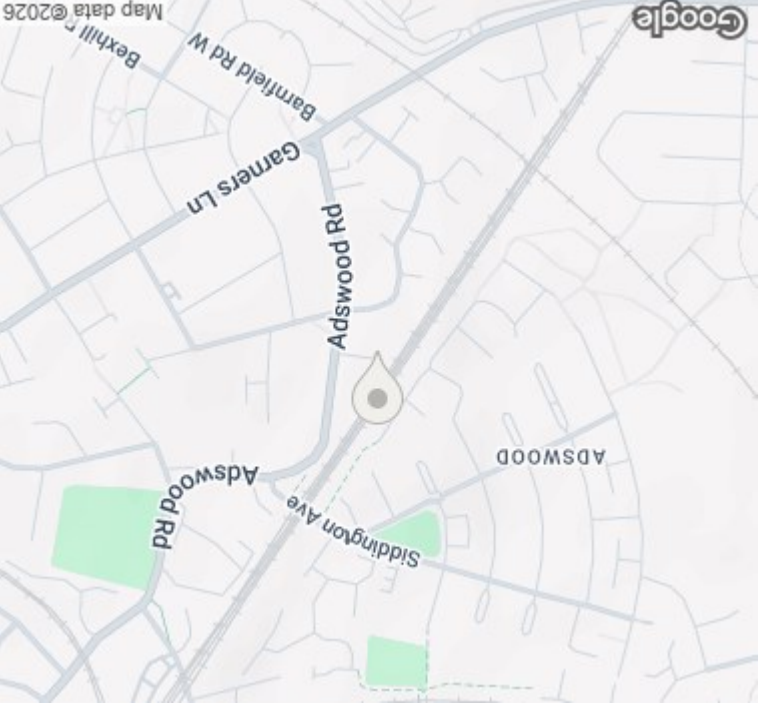
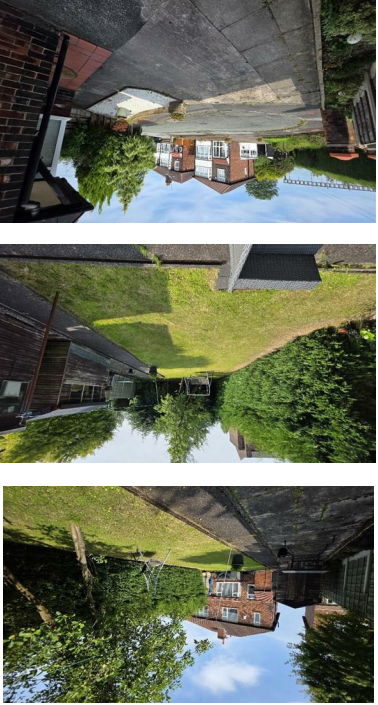


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) 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 CO2 emissions
Current	Potential
84	70

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