



36 Bonar Road
Edgeley SK3 9PD
£230,000

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£230,000

Available with no onward chain, this traditional mid-terrace house has benefited from recent improvements, including redecoration and new carpets.

An entrance hallway leads to two spacious reception rooms, perfect for both relaxation and entertaining guests, with a fitted kitchen to the rear.

There is a useful unconverted cellar, with large main chamber and a store room.

To the first floor is a landing with access to two generously-proportioned double bedrooms, both with original cast iron decorative fireplaces. There is a bathroom which is fitted with a white suite.

The house stands behind a small garden area with a paved garden to the rear which offers plenty of space to sit outside. A gate gives access to the rear alley, which is also gated.

Situated in a popular area, this home is close to local amenities, parks, and excellent transport links, making it an ideal choice for families and professionals alike.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Kitchen
- Unconverted Cellar
- Two Double Bedrooms
- Bathroom
- Recently Redecorated
- Recent New Carpets
- No Onward Chain

Entrance Hallway

Living Room
11'5 x 10'2

Dining Room
14'0 max x 12'4

Kitchen
6'8 x 11'1

Unconverted Cellar Chamber
11'8 x 10'2

Unconverted Cellar Store
3'7 x 8'11

First Floor Landing

Bedroom One
14'0 x 11'4
Built-in storage cupboard

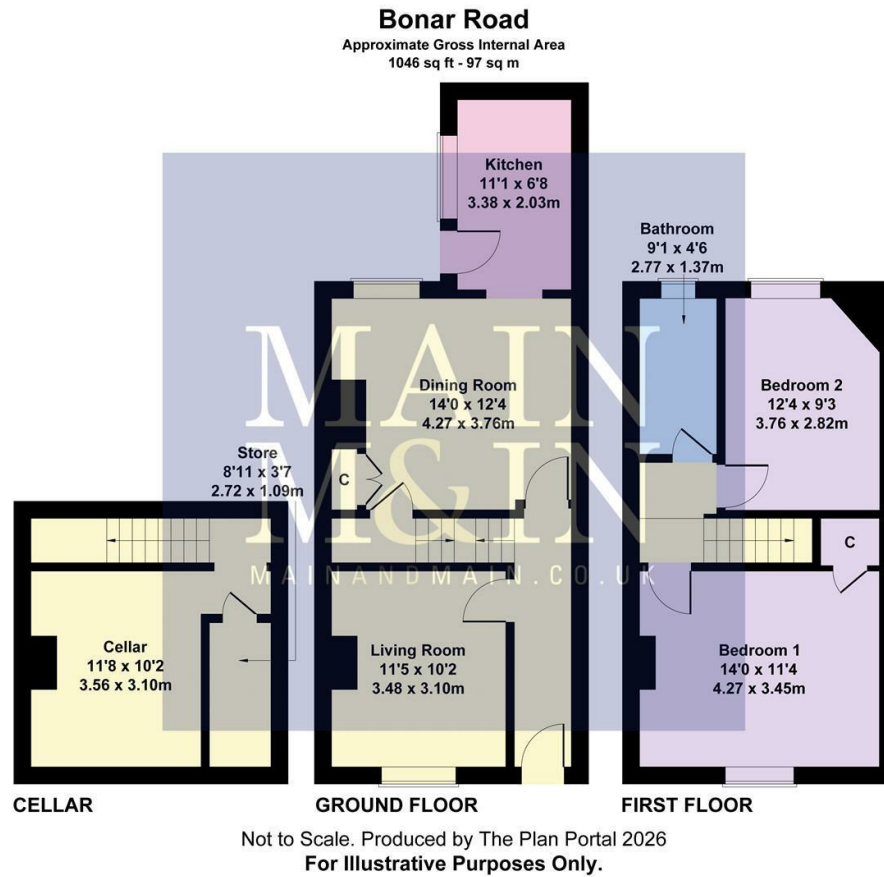
Bedroom Two
12'4 x 9'3

Bathroom
4'6 x 9'1

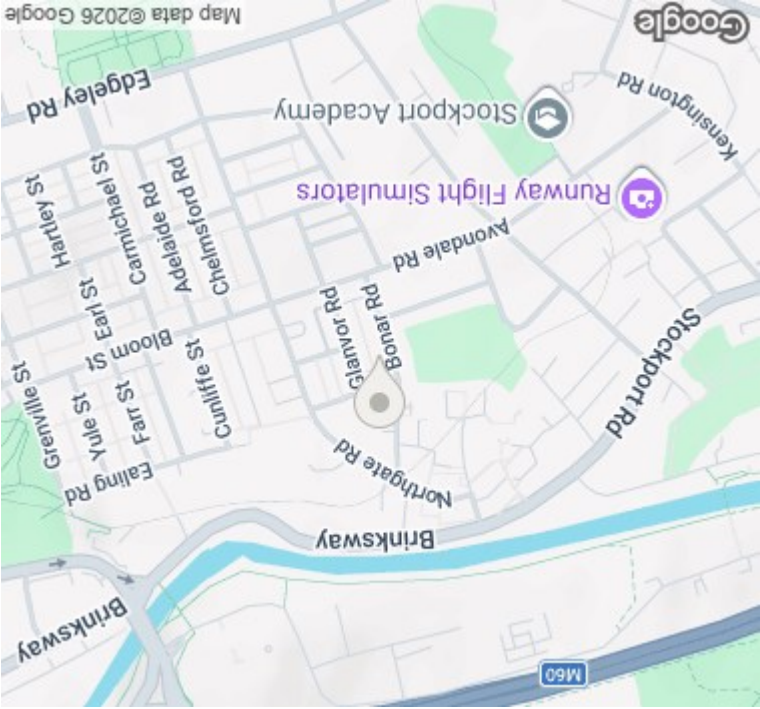
Externally
Garden area to the front.
Paved garden to the rear with access gate.

Tenure: Freehold
Council Tax: Stockport A





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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.

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

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
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