



150 Stockport Road, Manchester, M13 9DZ

Guide Price £295,000

- No Onward Chain
- Driveway Parking
- Downstairs WC & Ample Storage
- Council Tax Band - A (Manchester)
- Three Well Proportioned Bedrooms
- Low Maintenance Garden
- Open Plan Breakfast Kitchen & Lounge Diner

150 Stockport Road, Manchester M13 9DZ

Ideally located less than a mile from Manchester Piccadilly, this well-presented three-bedroom home offers driveway parking, a low-maintenance garden and no onward chain.

The property provides bright and versatile accommodation, centred around an impressive open-plan breakfast kitchen and lounge diner, ideal for modern living and entertaining. Further benefits include a downstairs WC, ample storage and three well-proportioned bedrooms.

Externally, there is driveway parking and a low-maintenance rear garden, whilst the property's excellent location provides convenient access to Manchester city centre, Piccadilly Station and a wide range of amenities.

No onward chain. Council Tax Band A.



Council Tax Band: A



Ground Floor

Entrance Hall

Entrance hall providing access to the kitchen, lounge, DWC, storage cupboards and staircase ascending to the first floor.

Kitchen

15'3 x 8'4

Spacious breakfast kitchen with UPVc window to the front elevation. Open plan connecting the space to the large lounge diner.

Lounge Diner

17'7 x 11'2

Spacious open plan lounge diner with doorway to the cloakroom that leads to the enclosed rear garden. UPVc window to the rear elevation overlooking the garden.

Cloakroom

4'9 x 3'1

Useful cloakroom connecting the rear garden to the main lounge diner.

Downstairs WC

6'4 x 2'6

'Comfort toilet' WC & wash basin. UPVc frosted glass double glazed window.

Storage Cupboard

Under-stairs Cupboard

Garden Store

Ideal for gardening tools and storage.

First Floor

Bedroom One

15'3 x 8'4

UPVc double glazed window.

Bathroom

9'3 x 5'10

'Comfort toilet' WC, vanity unit with basin, shower cubicle, UPVc frosted glass double glazed window & single panel radiator.

Airing Cupboard

Bedroom Two

11'2 x 10'4

UPVc double glazed window.

Bedroom Three

11'2 x 7'4

UPVc double glazed window.

Landing

Staircase descending to the ground floor. Loft hatch providing access to the loft space.

External

Front

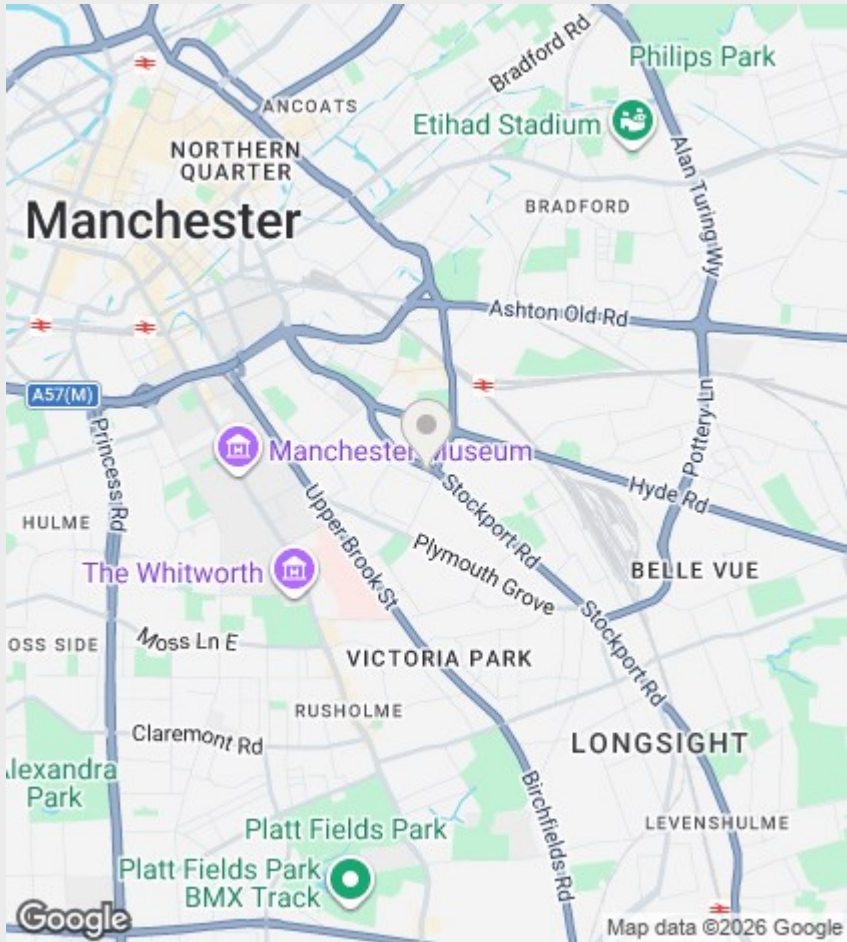
Low maintenance, gated block paved driveway parking with a formally dropped curb for access.

Rear

Hard landscaped, low maintenance, rear garden surrounded by timber fencing. Access to the garden store.

Important Notice

Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

