



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
- EPC - TBC

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

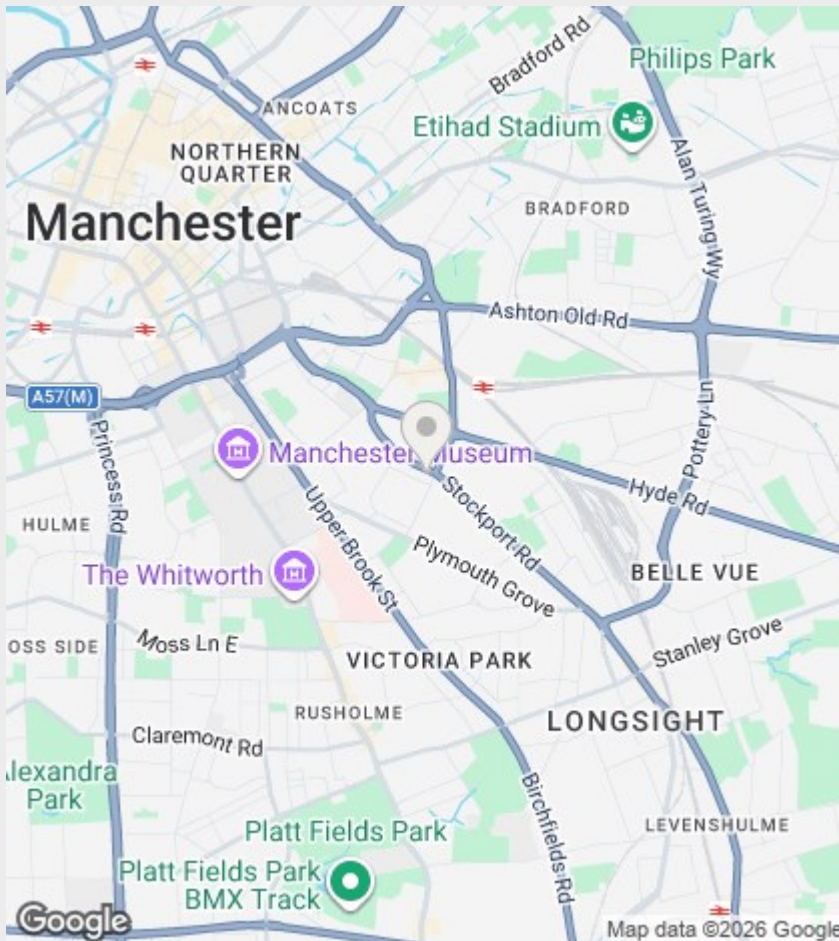
Low maintenance, gated block paved driveway parking with a formally dropped curb for access.

Rear

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

Important Notice

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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

