



PETER
ANTHONY
EST 1986

Broadhurst Street, Cale Green,
Stockport, SK3 8DT

Offers Over: £250,000

Three Bedrooms
Highly Sought After Location
Freehold & Chain Free
Ideal For First Time Buyer
Well Presented
Viewing Advised



Situated in a sought after area, this charming semi detached house is a chain-free gem, perfect for first-time buyers looking for their dream home. With the added benefit of being freehold, this property offers security and peace of mind for its new owners.

Spanning a generous 684 square feet, this delightful home boasts three well-appointed bedrooms, providing ample space for a growing family or the flexibility for a home office or guest room. The abundance of natural light that fills the interior creates a warm and inviting atmosphere.

Outside, a well-maintained garden offers a peaceful retreat, perfect for relaxing or entertaining guests. With on-street parking available, convenience is key for residents and visitors alike.

Benefiting from a prime location near local

amenities, schools, waling distance to Stockport Train Station and easy access to M60, this property presents an excellent opportunity for those seeking a harmonious blend of comfort and convenience. Contact us today to schedule a viewing and take the first step towards making this delightful property your new home.

Ground Floor

Entrance Hall:

uPVC double glazed door to front elevation, ceiling light point, radiator and carpet.

Living Room:

12'8" x 10'8" (3.86m x 3.25m):

uPVC double glazed window to front elevation, radiator and ceiling light point.

Kitchen/Diner:

16'6" x 9'1" (5.03m x 2.77m):

uPVC double glazed window to rear and side elevations, uPVC double glazed patio doors to rear elevation, ceiling light point, linoleum and stained wood flooring, a range of base and wall units with roll top work surface and tiled splash back, plastic sink with drainer and mixer tap, four ring halogen hob, integrated electric oven and wall mounted extractor hood.

First Floor

Stairs & Landing

Bedroom One:

11'2" x 10'7" (3.4m x 3.23m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

Bedroom Two:

10'11" x 10'8" (3.33m x 3.25m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

Bedroom Three:

7'1" x 5'5" (2.16m x 1.65m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

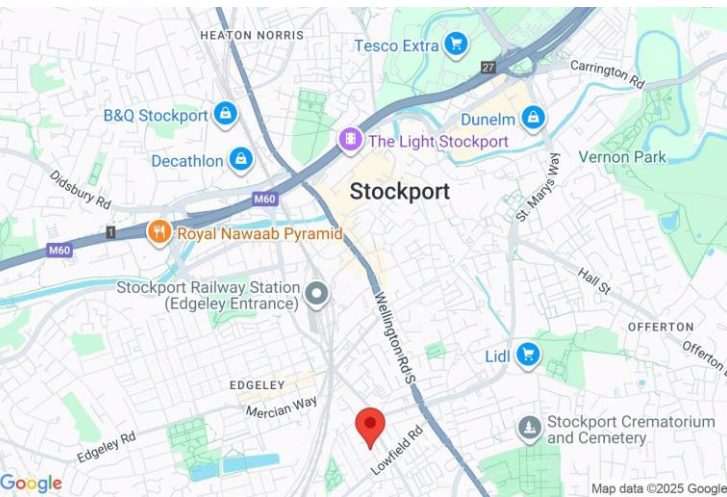
Bathroom:

6'6" x 5'5" (1.98m x 1.65m):

uPVC double glazed window to rear elevation, linoleum flooring, tiled walls, radiator, low level wc, pedestal hand wash basin and panelled bath with shower off taps.

Externally:

Well presented rear garden with paved patio and lawn.





Ground Floor



Floor 1

PETER ANTHONY
EST 1986

Approximate total area⁽¹⁾
684 ft²
63.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Stockport

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

20 Bramhall Lane
Davenport
Stockport
SK2 6HR

T: 0161 480 1400

E: davenport@peteranthony.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements