



PETER  
ANTHONY  
EST 1986

Mile End Close, Stockport, Greater  
Manchester, SK2 6BP

Asking Price: £575,000

Stunning New Build Property  
Four Double Bedrooms  
Three Bathrooms & WC  
Large Rear Garden  
Off Road Parking With EV Charger  
Freehold  
Highly Sought After Location  
Viewing Advised



**Introducing a stunning brand new semi-detached house offering luxurious living in a sought-after location. This modern property spans 1,560 square feet, boasting 5 bedrooms and 3 bathrooms. Immaculately presented, the house exudes a bright and spacious atmosphere with stylish finishes throughout.**

**The property features a well-maintained garden, perfect for relaxing or entertaining outdoors, as well as off-street parking for added convenience. The interior layout is thoughtfully designed to maximise both comfort and functionality, making it an ideal family home.**

**Located in a desirable neighbourhood, this property offers a peaceful retreat while still being within easy reach of local amenities, schools, and transport links. Don't miss the opportunity to make this exquisite house your new home. Contact us today to arrange a viewing and experience the epitome of modern living.**

#### **Ground Floor:**

Composite door to front elevation, under floor heating, recessed ceiling spotlights and Texecom alarm system.

#### **Kitchen & Living Area:**

20'5" (6.22) x 9'11" (3.02) & 17'3" (5.26) x 12'4" (3.76):

#### **Living Area**

Double glazed sliding patio door to rear elevation, under floor heating and three ceiling light points.

#### **Kitchen Area**

Double glazed windows to front and side elevation, tiled flooring with under floor heating, a range of Pronorm handleless base and wall units, quartz work-surface, stainless steel inset sink with mixer tap, Siemens four ring induction hob, Siemens integrated electric oven, combi oven/microwave, dishwasher, extractor hood and fridge/freezer.

#### **WC:**

5'10" x 3'6" (1.78m x 1.07m):

Recessed ceiling spotlights, under floor heating, low level wc and wall mounted hand wash basin with mixer tap.

#### **First Floor**

#### **Stairs & Landing**

#### **Bedroom One:**

17'2" x 9'5" (5.23m x 2.87m):

Double glazed windows to rear elevation, radiator and ceiling light point.

#### **En-Suite Shower Room:**

9'2" x 4'11" (2.8m x 1.5m):

Double glazed window to side elevation, recessed ceiling spotlights, chrome heated towel rail, tiled flooring, mixture of modern Hansgrohe fittings with Duravit sanitary ware to

include low level wc, wall mounted hand wash basin with mixer tap, shower cubicle with dual head thermostatic mixer shower and glass shower screen.

**Bedroom Two:**

12'2" x 9'5" (3.7m x 2.87m):

Double glazed windows to front elevation, radiator and ceiling light point.

**En-Suite Shower Room:**

9'6" x 4'7" (2.9m x 1.4m):

Double glazed window to side elevation, recessed ceiling spotlights, chrome heated towel rail, tiled flooring, mixture of modern Hansgrohe fittings with Duravit sanitary ware to include low level wc, wall mounted hand wash basin with mixer tap, shower cubicle with dual head thermostatic mixer shower and glass shower screen.

**Single Bedroom/Study/Office:**

8'2" x 7'5" (2.5m x 2.26m):

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

**Second Floor**

**Stairs & Landing**

**Bedroom Three:**

12'4" x 11'6" (3.76m x 3.5m):

Double glazed windows to front elevation, radiator and ceiling light point.

**Bedroom Four:**

12'4" x 12'4" (3.76m x 3.76m):

Double glazed windows to rear elevation, radiator and ceiling light point.

**Bathroom:**

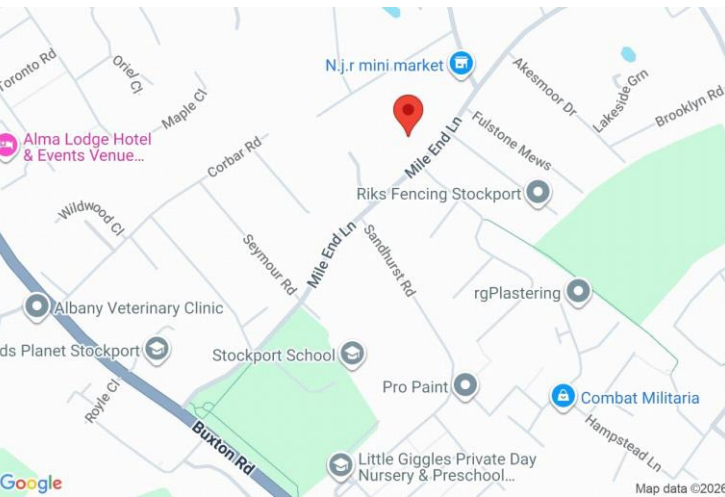
8'1" x 5'11" (2.46m x 1.8m):

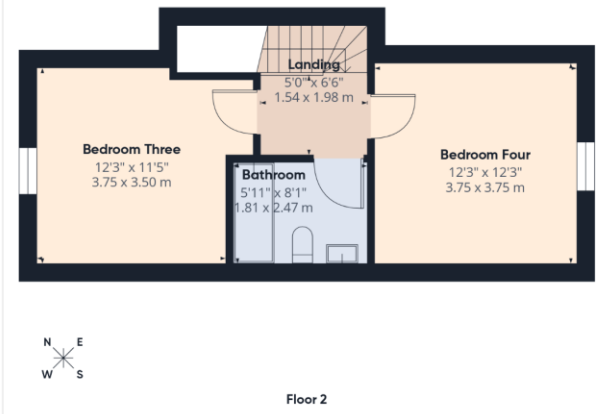
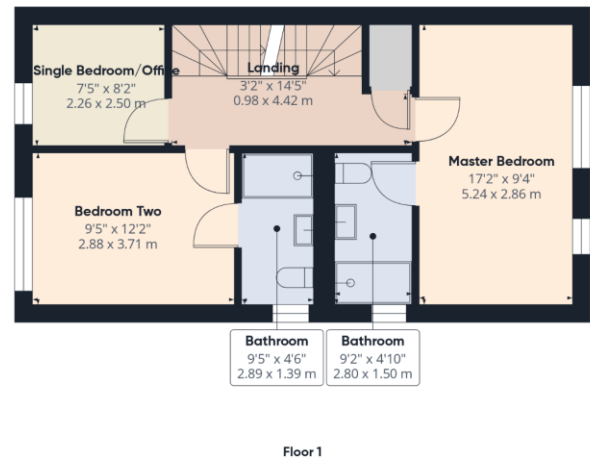
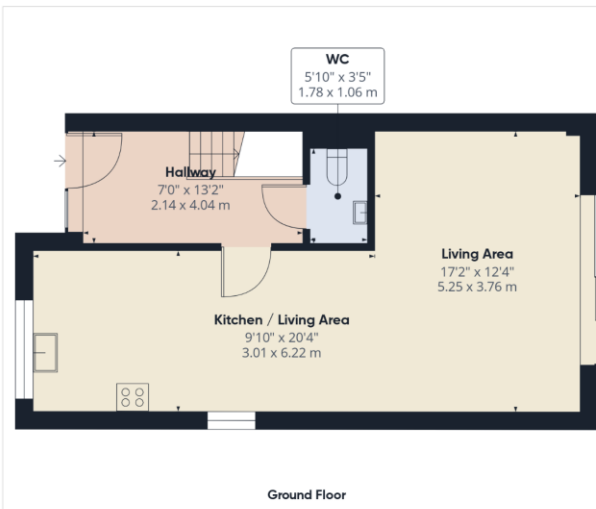
Double glazed window to side elevation, recessed ceiling spotlights, chrome heated towel rail, tiled flooring, mixture of modern Hansgrohe fittings with Duravit sanitary ware to include low level wc, wall mounted hand wash basin with mixer tap, bath with mixer tap and dual head thermostatic mixer shower and glass shower screen.

**Externally:**

Spacious rear garden with paved patio, grass lawn, purpose built bike shed, bin stores, wooden gate and Dakin air-source heat pump.

Two allocated parking spaces to the front of the property with EV charging point.





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**Approximate total area<sup>(1)</sup>**  
1560 ft<sup>2</sup>  
144.9 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 TBC

**TENURE**

Freehold

**LOCAL AUTHORITY**

Stockport Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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