



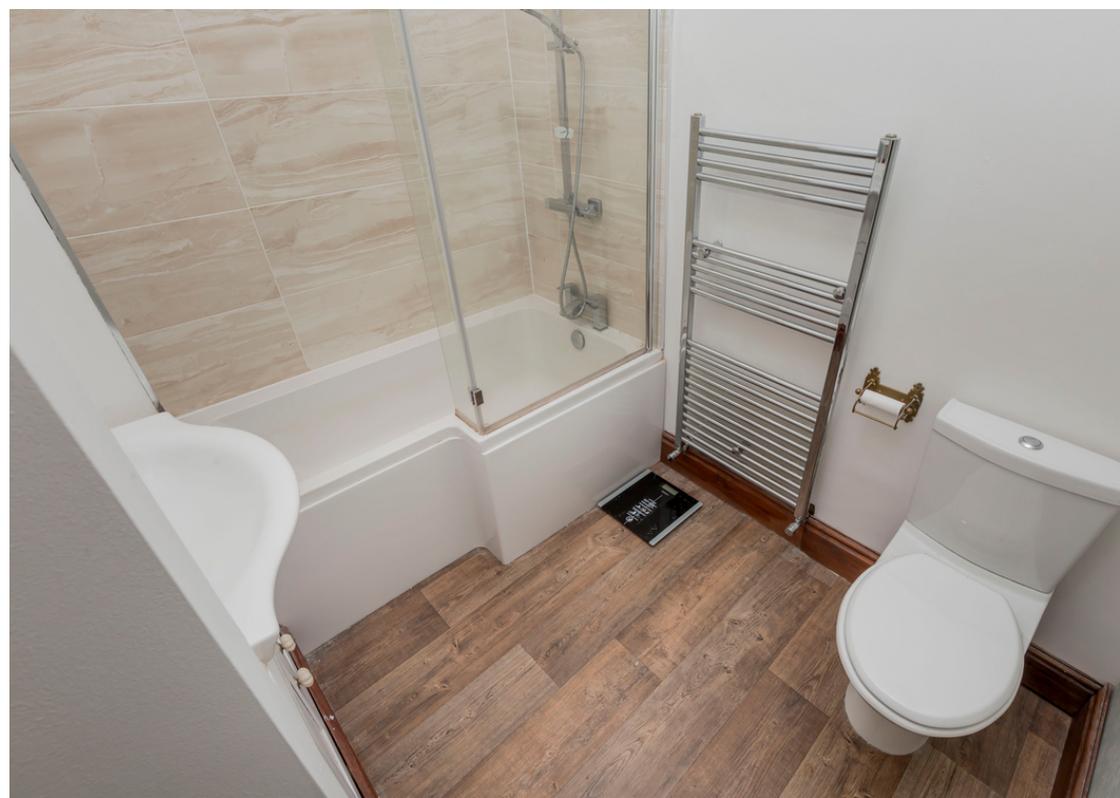
MOORLAND ROAD
WOODSMOOR | STOCKPORT | SK2 7AT

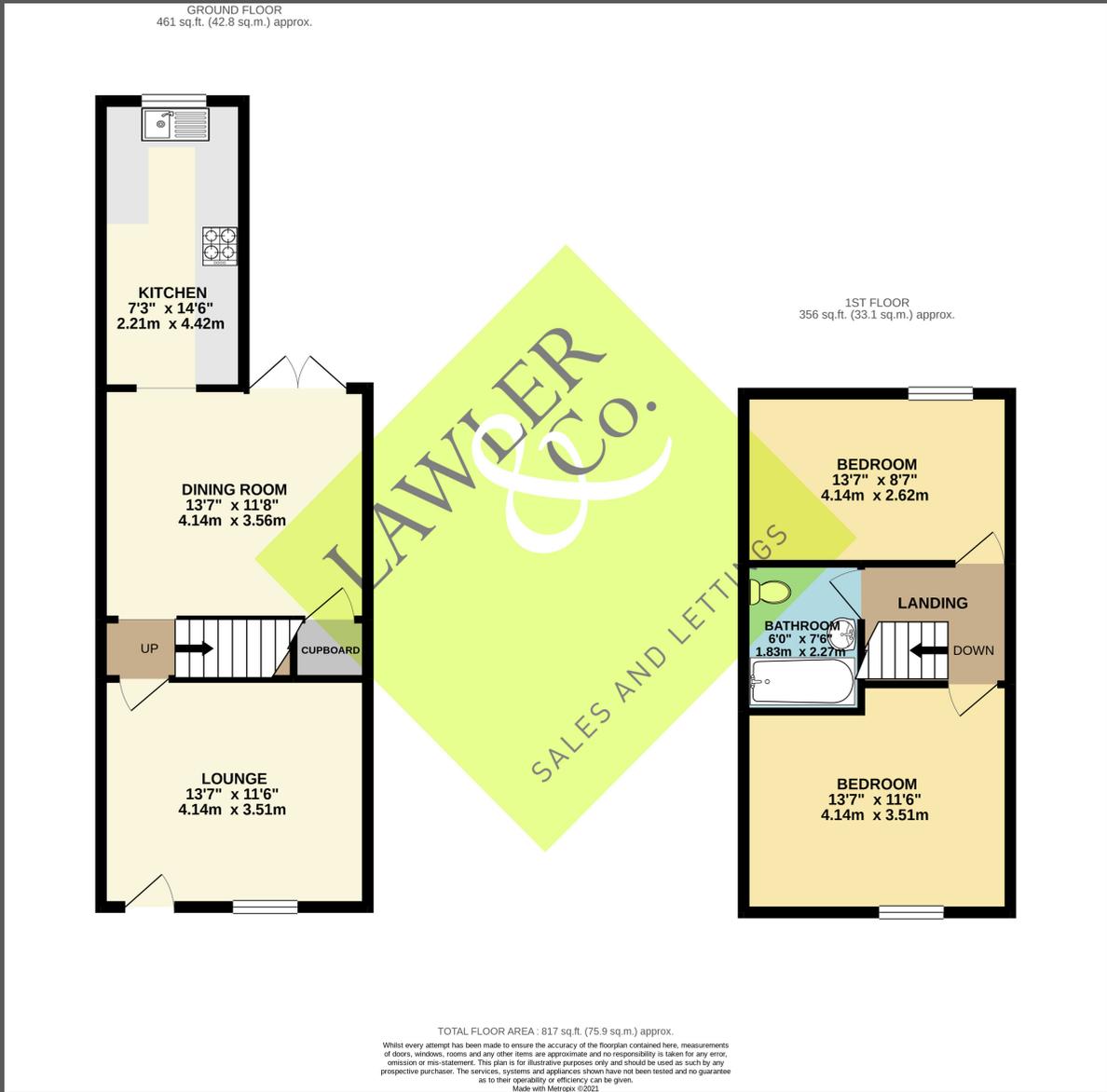
LAWLER
& Co.
SALES AND LETTINGS



360 DEGREE VIRTUAL TOUR AVAILABLE ON THIS PROPERTY Situated in this ever-popular residential location within easy access of Great Moor Primary School, Stockport Grammar School and Stockport School is this stunning mid terraced home that truly requires an internal viewing to fully appreciate. To the ground floor there is a spacious lounge with feature fireplace surround; beautiful dining room with exposed brick chimney breast and open-plan kitchen with a range of modern eye and base level units. To the first floor there are TWO DOUBLE BEDROOMS and modern bathroom with three piece white suite comprising low level WC, hand wash basin and panelled bath with shower over. To the front of the property there is a driveway that provides off-road parking. To the rear there is a beautiful garden with patio area leading to a lawned garden with well-stocked flowerbed borders and further raised paved patio area beyond. An early internal viewing is essential to fully appreciate the size and standard of presentation on offer. TENURE:

Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D		61
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

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