

Newsham Road Stockport SK3 8GN

Leasehold  
£280,000

**MaddoxNoel**  
ESTATE & LETTINGS AGENTS

52 Newsham Road  
Cale Green  
Stockport  
SK3 8GN



CONTACT

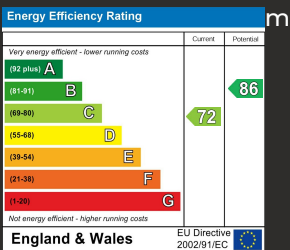
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This semi-detached home offers four bedrooms, making it ideal for families or those looking for extra space. The property benefits from downstairs WC, living room, open plan dining kitchen and features gardens to the front and rear (south facing), perfect for outdoor living and entertaining. Additionally, it boasts off-road parking. Situated in a sought-after area, it provides excellent access to local amenities, schools, and transport links.

- Modern Semi Detached Home
- Living room
- Downstairs WC
- Off Road Parking
- Cul De Sac
- Four Bedrooms
- Dining Kitchen
- Bathroom
- Gardens to front and rear
- Council tax SMC Band C

**Hallway**  
Double glazed window, laminate flooring, single panel radiator,

**Cloakroom WC**  
6'39 x 2'7  
Window to front aspect, low level WC, sink with storage under

**Living room**  
14'5 x 18'1 (15'6)  
Double glazed window to front aspect, laminate flooring, fireplace with gas fire, single paneled radiator, tv point

**Kitchen**  
14'4 x 10'  
Double glazed window to rear aspect, double glazed doors opening to garden. Fitted with a range of base and eye level units with coordinating splash backs, sink and drainer with mixer tap over, built in fan oven with gas hob and extractor over, plumbed for washing machine, space for fridge freezer

**Landing**  
Cupboard housing hot water tank, access to roof void - stairs and part boarded

**Bedroom One**  
8'4 x 13' (including wardrobes)  
Window to front aspect, single paneled radiator, fitted wardrobes

**Bedroom Two**  
5'7 x 10'1  
Window to front aspect, single paneled radiator

**Bedroom Three**  
7'4 x 10'  
Window to rear aspect, single paneled radiator

**Bedroom Four**  
6'7 x 7'2  
Window to rear aspect, single paneled radiator

**External**  
Garden, path and shared drive to the front of the property. To the rear of the property is an enclosed south facing garden, laid to lawn with borders, patio extending to side with gated access to front

**Bathroom**  
7'7 x 5'3  
Bath with shower over, low level WC, hand wash basin with storage under, single paneled radiator, part tiled walls, tiled floor

**Tenure**  
Leasehold  
Ground Rent: 01.03.2025 to 28.02.2026 £109  
Option to purchase £3410 (as at 03.01.2025)