



Edgeley Road, Stockport, SK2 6QZ

 4 |  1 |  2

Offers in
excess of

£400,000



Property Details

Edgeley Road, Stockport, SK2 6QZ

This beautifully renovated freehold semi-detached home, blends period character with stylish contemporary finishes to create an exceptional family home. Offering four bedrooms, two spacious reception rooms, a stunning newly fitted kitchen and a generous rear garden, the property is ready for its next owners to move straight in with a blank canvas.

The welcoming entrance hall leads into a bright bay-fronted lounge, where high ceilings and an abundance of natural light create a warm and inviting atmosphere. A second reception room provides a versatile space, ideal as a dining room or additional family room. At the heart of the home is the impressive contemporary kitchen, recently refitted with elegant eye-level and base units featuring gold-effect handles, marble-effect worktops, a matching breakfast bar and a brand-new seven-burner range cooker. The kitchen also offers direct access to the rear garden.

The first floor comprises four bedrooms, all fitted with brand-new carpets, providing flexible accommodation for growing families, guests or those working from home. A family bathroom completes the first-floor layout.

A standout feature of the property is the cellar, which comprises two large chambers and two additional storage rooms. This offers excellent storage space and exciting potential for a variety of uses, subject to the necessary consents.

The garden is in need of renovating, which has been factored into the asking price already, however the rear benefits from a generous enclosed garden with both patio and lawn style areas, providing an ideal setting for entertaining and family life plus a side ginnel and private gated rear access add further convenience.

Combining charming period features, including high ceilings and a bay-fronted lounge, with modern finishes throughout, this exceptional home offers spacious and versatile accommodation.

Key Features

- Freehold semi-detached family home
- Beautifully renovated four-bedroom
- Newly fitted kitchen with marble-effect worktops, breakfast bar and a brand-new seven-burner range cooker
- Two spacious reception rooms
- Brand-new carpets fitted throughout the dining room and all four bedrooms
- Large enclosed rear garden with private gated rear access and side ginnel
- Useful cellar comprising two large chambers and two additional storage rooms
- Character features including high ceilings and a large bay-fronted lounge

Lounge

A bright and spacious reception room featuring a large uPVC double-glazed bay window, allowing an abundance of natural light to flood the room. The high ceiling enhances the sense of space, while the chimney breast provides the ideal setting for a feature fireplace (subject to installation). Finished with laminate flooring, the room also benefits from a ceiling light point, a single radiator, two double power sockets, and ample space for a range of living room furniture.

Dining Room

A generous second reception room with brand-new fitted carpet, a large rear-facing window providing plenty of natural light, and ample space for a family dining table or additional living area.

Kitchen

A stunning newly fitted kitchen featuring contemporary eye-level and base units with drawers, finished with elegant gold-effect handles and complemented by beautiful marble-effect worktops and a matching breakfast bar. The kitchen is fitted with a brand-new seven-burner gas range cooker with extractor hood, while a white sink with drainer is perfectly positioned beneath a large uPVC double-glazed window overlooking the rear garden. Finished with laminate flooring and recessed LED spotlights, the room also benefits from five double power sockets, one single power socket, and a part-glazed uPVC rear door providing direct access to the garden.

Bedroom 1

A spacious double bedroom positioned at the front of the property, featuring a large uPVC double-glazed window that allows plenty of natural light. The room benefits from brand-new fitted carpet and a single built-in wardrobe, offering ample space for a double bed and additional bedroom furniture. This is a bright and comfortable principal bedroom.

Bedroom 2

A generous double bedroom overlooking the rear garden, featuring a uPVC double-glazed window providing plenty of natural light. The room is finished with brand-new fitted carpet and benefits from ample space for a double bed and additional bedroom furniture.

Bedroom 3

A well-proportioned bedroom overlooking the rear of the property, featuring a uPVC double-glazed window allowing for plenty of natural light. Finished with brand-new fitted carpet, the room benefits from a built-in wardrobe with additional storage housing the boiler. Ideal for use as a child's bedroom, guest room or home office.

Bedroom 4

A versatile fourth bedroom positioned at the front of the property, featuring a uPVC double-glazed window that allows plenty of natural light. Finished with brand-new fitted carpet. The ideal space for use as a nursery, home office, dressing room or single bedroom.

Material Information

Part A-Key Facts

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Part B-Property Details:

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Parking: No dedicated parking

Heating: Gas-fired central heating via a combi boiler

Electricity: Mains electricity

Water & Drainage: Mains water supply/mains drainage

Part C-Additional Information:

Flood Risk: Low

Broadband: Standard, Superfast & Ultrafast Available

Storm/Fire Damage: N.A

Alterations to Property

Structural: N/A

AML

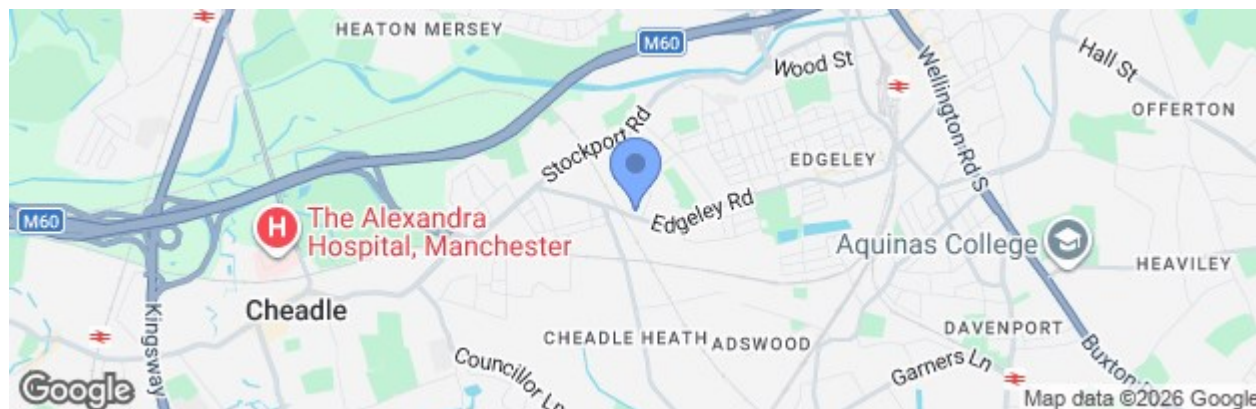
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Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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COUNCIL TAX BAND:

B

TENURE:

Freehold

EPC RATING:

D

LOCAL AUTHORITY:

Stockport