



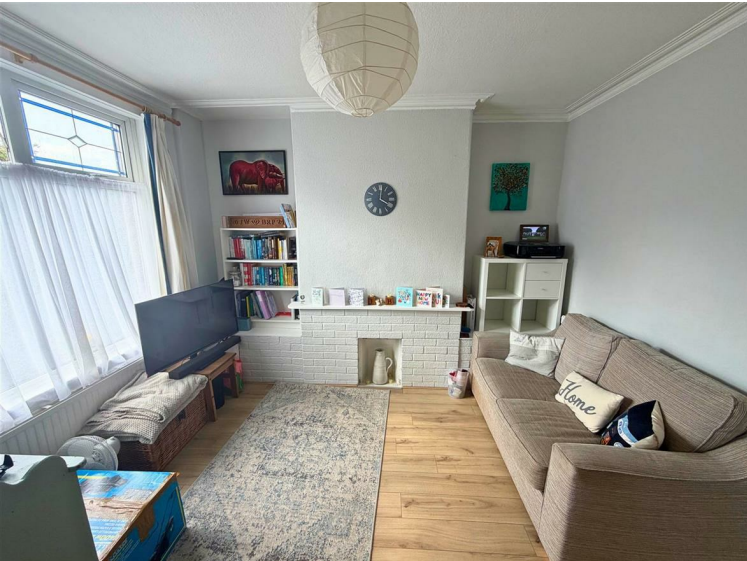
Cale Street, Stockport,

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 2 |  1 |  1

£220,000





## Property Details

# Cale Street, Stockport,

## Key Features

Situated in a popular residential area of Stockport, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a welcoming entrance vestibule leading into a bright and comfortable living room, creating the perfect space to relax or entertain. To the rear, the fitted kitchen offers ample storage and workspace, with access to the rear of the property.

Upstairs, the property features one double bedroom and another well-proportioned bedroom and a family bathroom, providing comfortable accommodation for couples, small families, or tenants alike.

Conveniently located close to local amenities, highly regarded schools, transport links, and Stockport town centre, this home combines practicality with excellent investment potential.

Early viewing is highly recommended.

- No onward chain
- Mid-terraced home
- Spacious living room
- Fitted Kitchen
- Family bathroom
- Resident Permit for street parking @£47.50 per year
- Excellent investment opportunity
- Popular Stockport location
- Close to local amenities, schools, and transport links

## Living Room

Bright and spacious reception room with ample space for seating and entertaining.

## Kitchen

Fitted kitchen with a range of wall and base units, worktop space, and access to the rear of the property.

## Bedroom 1

Generous double bedroom with space for freestanding furniture.

## Bedroom 2

Well-proportioned bedroom, ideal as a guest room, nursery, or home office.

## Bathroom

Family bathroom fitted with a bath, wash basin, and WC.

## Anti-Money Laundering

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

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

## Material Information

Smoke alarm on each floor

Carbon monoxide detector

Services:

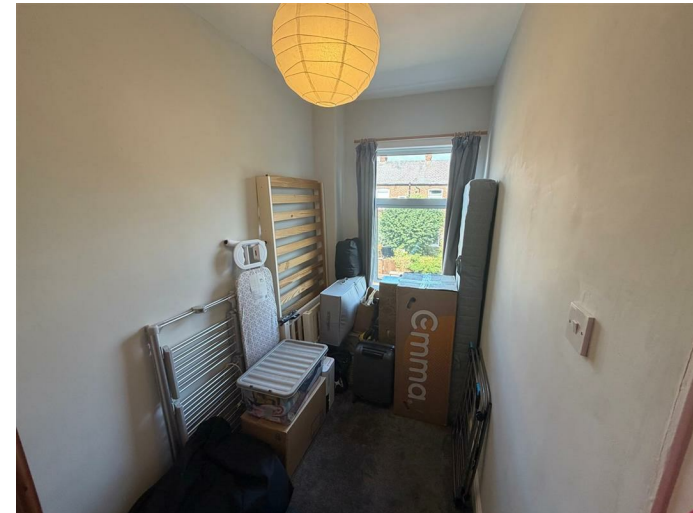
Electricity

Gas

Water main

Drainage to public sewer

Broadband





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## Contact Us

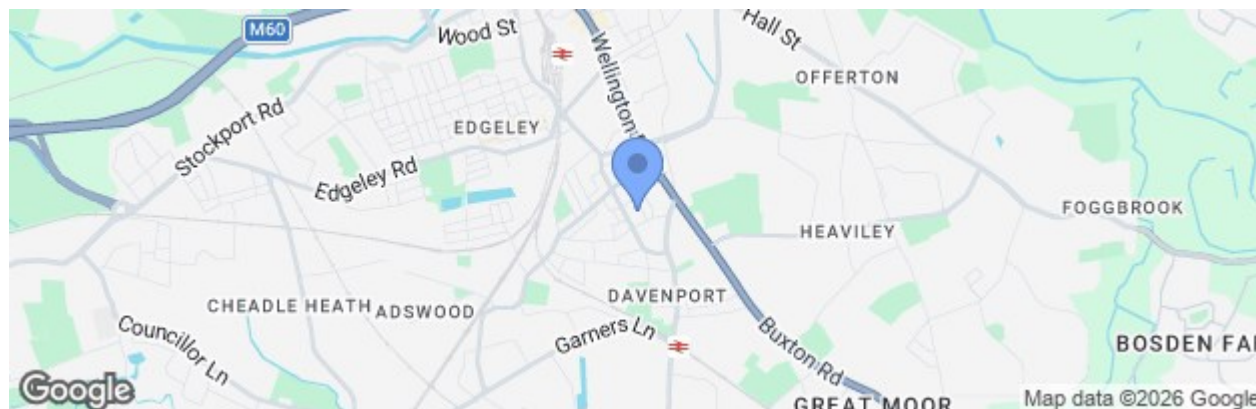
 137 Shaw Heath Stockport

 0161 480 8888

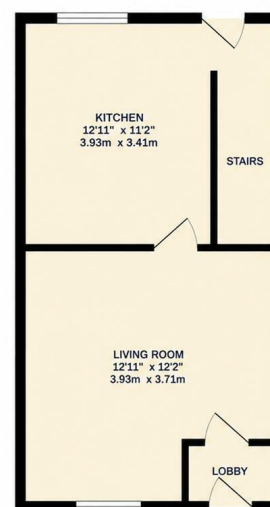
 Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

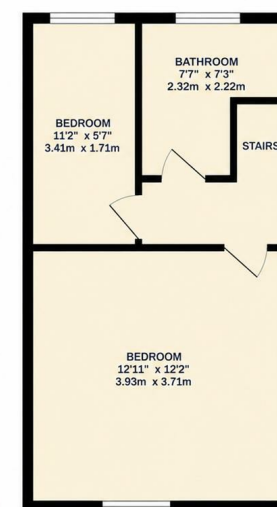
OR SEND US A MESSAGE



GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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COUNCIL TAX BAND:

A

TENURE:

Freehold

EPC RATING:

C

LOCAL AUTHORITY:

Stockport