



Ross Avenue, Stockport,

 3 |  1 |  2

Asking  
price

£265,000



## Property Details

# Ross Avenue, Stockport,

## Key Features

Spencer Harvey are delighted to bring to the market this fantastic three bedroom property, offering a wonderful opportunity for buyers looking to modernise and add their own stamp.

Situated in a highly sought-after area of Stockport, the property occupies a generous plot and is not overlooked, providing a great sense of privacy both inside and out.

The accommodation briefly comprises two well-proportioned reception rooms, offering flexible living space ideal for family life or entertaining. The kitchen provides further potential for improvement and reconfiguration, subject to requirements.

To the first floor are three good sized bedrooms along with a family bathroom, making this an ideal home for growing families or those looking for additional space.

Externally, the property benefits from a good sized plot, with ample outdoor space to enjoy or develop further, again subject to the necessary consents. A garage adds to the appeal.

Offered to the market with excellent potential throughout, this property is perfectly positioned close to local amenities, schools and transport links, making it an ideal investment or long-term family home.

Early viewing is strongly recommended to fully appreciate the location, space and potential on offer.

- Fantastic sought after location
- Good plot size
- Not overlooked
- In need of modernisation
- Plenty of potential
- Three bedrooms

## Living Room

3.09 x 6.15m

Spacious Living Room with door through to rear garden and bay window

## Dining Room

2.64 x 3.17m

With access from the hallway and leading to the kitchen

## Kitchen

2.64 x 1.51m

The kitchen is situated at the rear of the property, with views over the rear garden and door to the side of the property.



## Bedroom One

3.09 x 3m

Double bedroom with feature bay window

## Bedroom Two

3.2 x 3m

Double bedroom with views over rear garden

## Bedroom Three

2.07 x 2.21m

Single bedroom/office



## Family Bathroom

2.75 x 1.47m

Family bathroom with shower over bath





At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



## Contact Us

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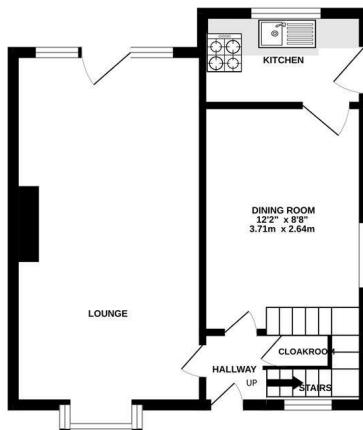
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MESSAGE



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors 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 operation or efficiency can be given.  
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COUNCIL TAX BAND:  
B

EPC RATING:  
E

TENURE:  
Freehold

LOCAL AUTHORITY:  
Stockport