



Cunliffe Street, Stockport, Greater

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£260,000



## Property Details

# Cunliffe Street, Stockport, Greater Manchester

Located in the heart of Edgeley, this spacious three bedroom property is ideal for first time buyers and investors.

Benefitting from a spacious open plan living and dining area leading out onto the back garden this property would be ideal for a couple or a small family.

The upstairs has two large doubles and a third smaller bedroom which would be a great office space if you're working from home.

This house also has the added bonus of a converted cellar which would be great for movie nights!

The property has an EPC Rating of D and has gas central heating. Please call today to arrange your viewing!

## Key Features

- Ideal Location
- Well presented throughout
- Low maintenance back garden
- Office room/3rd bedroom
- Useable cellar

### Kitchen

A bright and neutral space with wall mounted units

### Living room

An open plan space with neutral carpets, freshly decorated, electric fire and patio doors leading to the rear garden

### Bedroom 1

A double bedroom to the front elevation with fitted wardrobes

### Bedroom 2

A double room to the rear of the property overlooking the garden

### Bedroom 3/ Office

A third box room, perfect for working from home neutrally decorated with radiator and window

### Bathroom

A contemporary 3 piece suite with a shower over the bath

### Cellar

A useable cellar, housing meters and carpeted

### Garden

External garden space with outhouse, paved and grassed area

### 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.



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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OR SEND US A  
MESSAGE



TOTAL FLOOR AREA: 1620 sq ft (150.5 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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COUNCIL TAX BAND:

A

TENURE:

Freehold

EPC RATING:

D

LOCAL AUTHORITY:

Stockport