



# 117 Charles Street

Stockport



£1,100

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**SPENCER HARVEY**

PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## PROPERTY DESCRIPTION

AVAILABLE MARCH 2026\*\* UNFURNISHED

This well presented two bedroom mid terrace home positioned in a convenient location. This spacious living accommodation is well placed for easy access into Stockport Town Centre and is just a stone throw away from a range of local amenities, major transport links situated on the main A6 offering direct routes into Stockport and Manchester City Centre. The property comprises: Good sized lounge, fully fitted kitchen/diner, large double master bedroom, good sized second bedroom and white bathroom suite with shower over the bath. Externally there is a lawned rear garden with paved patio area. internal inspection is a must to appreciate the accommodation on offer.

### KEY FEATURES

**LET AVAILABLE DATE:**  
11th March 2026  
**DEPOSIT:**£1,269  
**MIN TENANCY:** Add Text  
**LET TYPE:** Add Text  
**FURNISH TYPE:** Not specified

**EPC RATING:**  
D

**COUNCIL TAX BAND:**

