



Sanderling Road, Stockport, SK2



# Sanderling Road, Stockport, SK2

Asking Price **£750.00**

Semi Detached Property  
Part Furnished

Two Double Bedrooms  
uPVC Double Glazing & Gas Central Heating

Conservatory  
EPC Rating E

Parking & Gardens

Close to Amenities

---

Offering for rent this semi detached property with two double bedrooms, lounge, fitted kitchen, conservatory, off road parking & gardens, close to local amenities, part furnished.

---

## Ground Floor

### Entrance Porch

1.42m (4' 7.9') x 1.4m (4' 7.1')

Window to front, uPVC modern front door, utility cupboards housing prepayment meters, in and out lights, enters into lounge.

### Lounge

3.91m (12' 9.9') x 5.28m (17' 3.8')

Stairs leading to first floor accommodation with understairs storage, laminate flooring, double radiator, phone points, T.V. & WIFI points, two separate switch ceiling lights, power sockets.

### Kitchen

3.92m (12' 10.3') x 2.71m (8' 10.6')

Fitted with a range of wall and base units with contrasting work surfaces over incorporating sink and drainer with tall tap, boiler (under 12 months old), washing machine, freestanding fridge freezer, laminate flooring, electric oven and electric hob with extractor above, window overlooking rear garden.

## Conservatory

2.2m (7' 2.6') x 2m (6' 6.7')

uPVC double glazed throughout, single patio door leading to rear garden, laminate flooring.

## First Floor

### Landing

### Bedroom One

3.8m (12' 5.6') x 3m (9' 10.1')

Wardrobes, carpeted, window to front with blind.

### Bedroom Two

3.95m (12' 11.5') x 2.73m (8' 11.4')

Carpet, window to rear with curtains and blind.

### Bathroom

Bath with shower over, sink, low level W.C., vinyl flooring, tiled walls, storage, chrome towel rail, holders over sink, mirror.

### Outside

Ample off road parking with shelter, lawned area to the front and landscaped enclosed garden to the rear which has three levels, paved area, shed and greenhouse.



### **Disclaimer**

The particulars for the properties advertised by Ian Tonge Property Services are believed to be accurate and reliable but they are not guaranteed to be exact and do not constitute or form a contract. Ian Tonge Property Services, the vendor or other parties to do with a sale or let through Ian Tonge Property Services accept any responsibility in respect of such particulars. A person wishing to purchase, let or otherwise in the process must satisfy themselves with the precision and correctness of each statement, evidence or illustrations. If you require further clarification on any of the particulars produced, please contact Ian Tonge Property Services. Further agreements on fixtures and fittings must be agreed between both parties of a sale or let. Any floor plans on this brochure are for illustrative purposes only and are not necessarily to scale. Please be advised that some of the particulars may be awaiting the necessary approval.



