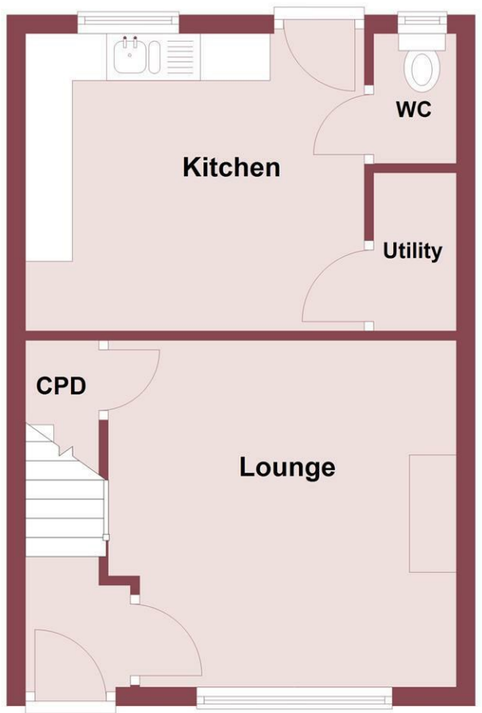
Ground Floor



First Floor

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Balfour Grove, Stockport, SK5 6UW

£1,300

3 Bedroom | 2 Reception | 1 Bathroom | C

*** Fully Renovated Throughout – End Terrace – Three Bedrooms – Immaculate Condition – Ready To Move Into ***

Hewitt Adams is delighted to offer this superbly presented three-bedroom end-terrace home in Reddish, recently refurbished to an excellent standard with works completed in February 2024. Ideally positioned for access into Stockport and Manchester, the property is close to local amenities, reputable schooling and green spaces, making it perfectly suited to families and professional tenants alike.

The accommodation briefly comprises a bright and spacious lounge, and a modern kitchen diner fitted with contemporary units and appliances. There is also the added benefit of a separate utility area and downstairs WC, with access from the kitchen out to the well-maintained rear garden.

To the first floor are three bedrooms, two comfortable doubles and a single room ideal for a child's bedroom or home office, along with a recently updated bathroom featuring a rainfall shower, heated towel rail and built-in storage.

Externally, the property benefits from off-road parking and a pleasant side / rear garden ideal for outdoor use during warmer months.

Offered in excellent condition throughout following careful occupancy, early viewing is strongly recommended.

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Entrance
uPVC door to the hallway, with a staircase immediately to the first floor accommodation.

Lounge
12'2" x 12'1" (3.71 x 3.69)
Window facing the front elevation, radiator

Kitchen / Diner
11'10" x 10'4" (3.61 x 3.17)
A lovely and bright modern kitchen / diner fitted with a range of wall and base units, complemented by an inset sink and drainer with mixer tap. Integrated appliances include a dishwasher and an electric hob with double under counter oven and extractor fan **freestanding fridge freezer. Window and door to the rear elevation overlooking the garden.

Utility
Space and plumbing for a washing machine, censored lighting and extractor fan.

WC
Close- coupled toilet with integrated wash hand basin

Landing
Window to the side elevation.

Bathroom
Modern fitted bathroom with an overhead shower attachment over the bath, WC, wash hand basin with mixer tap, tiled walls and heated towel rail. Window to the side elevation

Bedroom 1
11'1" x 8'7" (3.4 x 2.64)
Window to the front elevation, radiator.

Bedroom 2
11'4" x 7'2" (3.46 x 2.2)
Window to the rear elevation, radiator

Bedroom 3
8'4" x 7'8" (2.56m x 2.35m)
Window to the rear elevation, radiator

Appliances
There is a free standing fridge / freezer, washing machine and lawn mower that will be left, but will not be maintained or replaced by the landlord if they break.

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