



*jordan fishwick*

Royal Road Disley Stockport

# Royal Road Disley Stockport SK12 2BS

£285,000



## The Property

\*\*\* NO CHAIN \*\*\* Situated in a popular spot within easy reach of Disley Village and amenities, an extended, brick built, semi-detached home. Boasting spacious open plan accommodation with bedrooms on both the ground floor and first floor providing versatile option for many buyers. Fine rear views, enclosed gardens and potential for off road parking (subject to planning permission). Comprising: entrance porch, hallway, living room, open plan dining kitchen with bi-fold doors and skylight windows, ground floor double bedroom with en-suite shower room, two first floor double bedrooms and a bathroom with white suite. Viewing highly recommended.




- Three Double Bedrooms
- Sought After Location
- Private Rear Garden and Views
- Extended Accommodation
- 19ft Dining Kitchen With Bi-Fold Doors
- Potential For Off Road Parking (Subject to Planning Permission)
- Within 1/2 a mile of Disley Village, School and Railway Station
- Family Bathroom Plus En-Suite Shower Room
- Viewing Advised
- NO CHAIN

**Postcode** SK12 2BS

**EPC Rating**

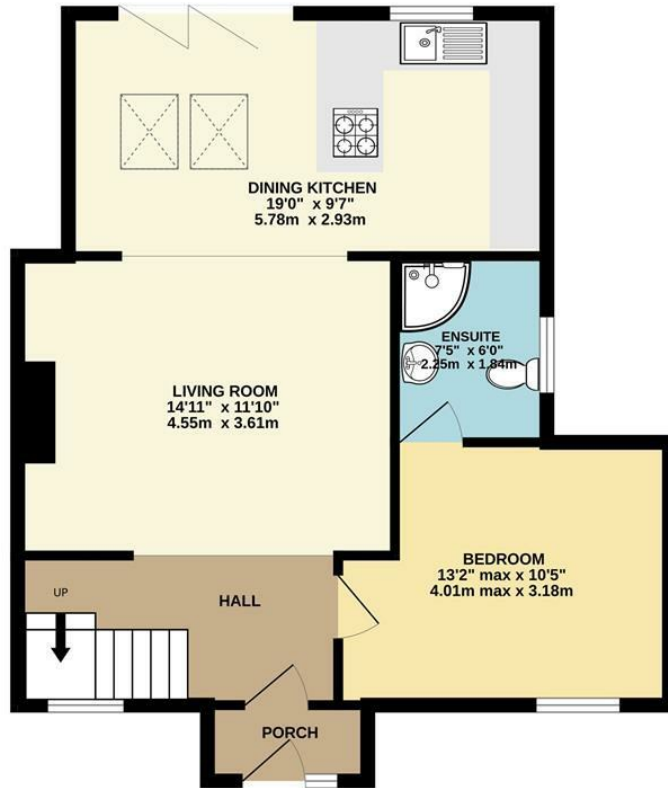
**Local Authority** Cheshire East

**Council Tax** B

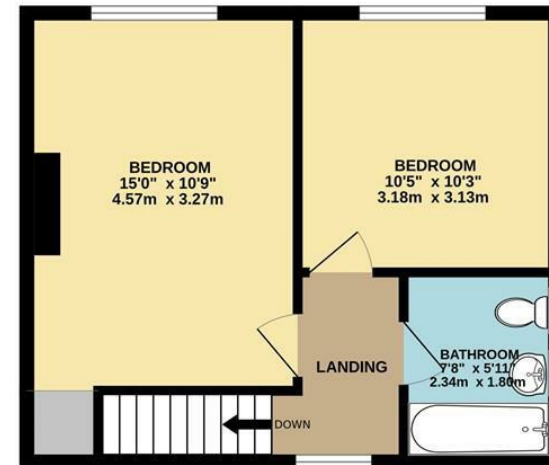
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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