

Moorland Road, Woodsmoor,  
Stockport, Cheshire

**Offers Over: £285,000**  
**Freehold**

 **Reeds Rains**

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\*\*\* GUIDE PRICE £295,000 to £310,000 \*\*\*

Reeds Rains are delighted to welcome to the market for sale this charming three bedroom mid-terraced home situated on Moorland Road in Woodsmoor.

Moorland Road is close by to fantastic schools so for those with younger children, this would be perfect. Woodsmoor train station is also a couple of minutes walk away so is great for those commuting into Manchester City Centre.

The home has been maintained to a high standard throughout and an...

### Living Room

13'9" x 11'11" (4.2m x 3.63m)

UPVC double glazed window and radiator to the front. Feature fireplace to the left. Access through to the dining room.

### Dining Room

13'11" x 11'11" (4.24m x 3.63m)

UPVC double glazed window and radiator to the rear. Under stairs storage cupboard to the front. Access through to the kitchen.

### Kitchen

14' x 7'5" (4.27m x 2.26m)

A range of base and wall units with inset stainless steel sink and taps. Fitted oven and hob with extractor fan above. Ample space for a fridge freezer. UPVC double glazed window to the left with a door to the left leading through to the rear garden.

### Landing

Access to bedrooms one and two.

### Bedroom One

13'9" x 11'6" (4.2m x 3.5m)

UPVC double glazed window and radiator to the front.

### Bedroom Two

13'3" x 11'10" (4.04m x 3.6m)

UPVC double glazed window and radiator to the rear. Storage cupboard to the front. Access through to bedroom three.

### Bedroom Three

7'11" x 7'7" (2.41m x 2.3m)

UPVC double glazed window and radiator to the left. Access through to the bathroom.

### Bathroom

7'6" x 5'7" (2.29m x 1.7m)

Three piece suite comprising of a low-level WC, wash basin and a panelled bath with shower over. UPVC double glazed frosted window to the rear.

### Exterior

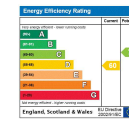
This home offers off road parking for one vehicle to the front. To the rear, the garden is laid mainly to lawn with surrounding plants and shrubbery. The front lies at patio and to the rear, a pleasant seating area.

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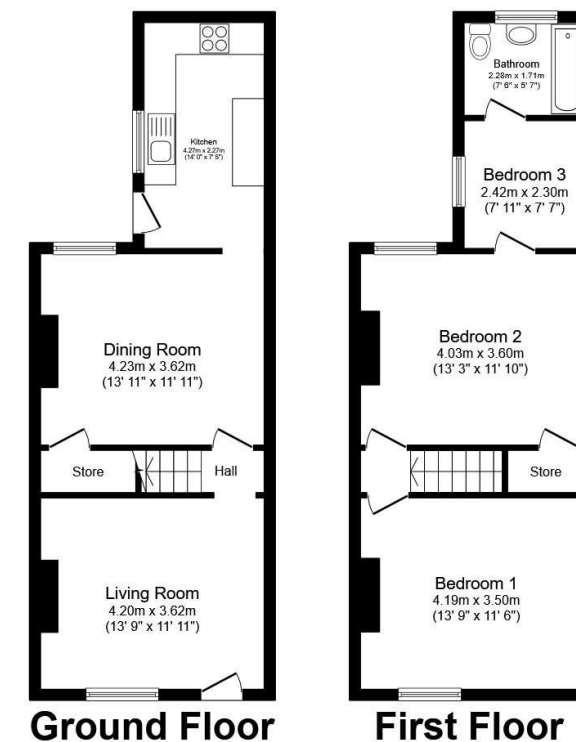
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 89.5 sq.m. (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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