



**Wellington Road South
Stockport
Cheshire
SK2**

Offers in Excess of £412,000

bettermove 

Wellington Road South Stockport

Bettermove are proud to present this 4 bedroom semi-detached house in Stockport.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available

The council tax band is C.

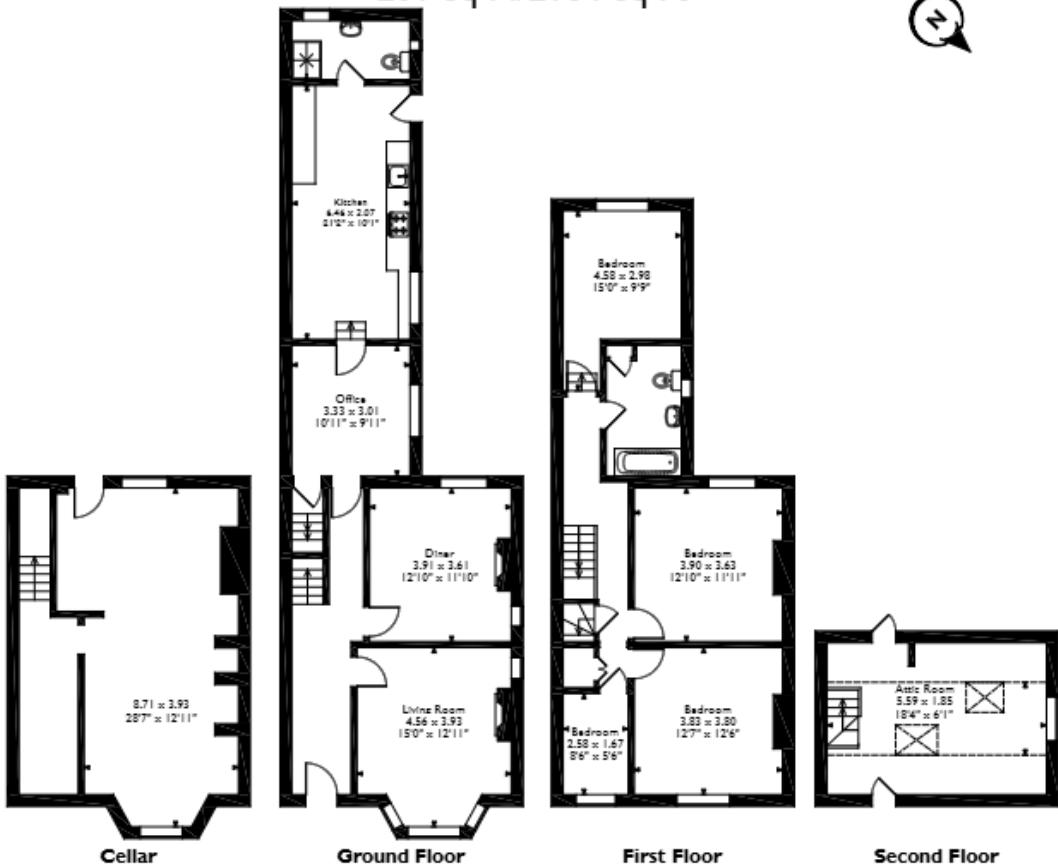
The interior of this property comprises a spacious living room, dining room, fitted kitchen, study room, and shower room on the ground floor, with access down to the cellar. The first floor consists of four bedrooms, including three doubles, and one single, alongside the family bathroom. The loft room has been converted to create a potential fifth bedroom. The exterior boasts a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the popular town of Stockport, Greater Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stockport Train Station, a variety of local bus routes, and quick access to the M60.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Wellington Road South, Stockport
Approximate Gross Internal Area
201 Sq M/2164 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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