



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.

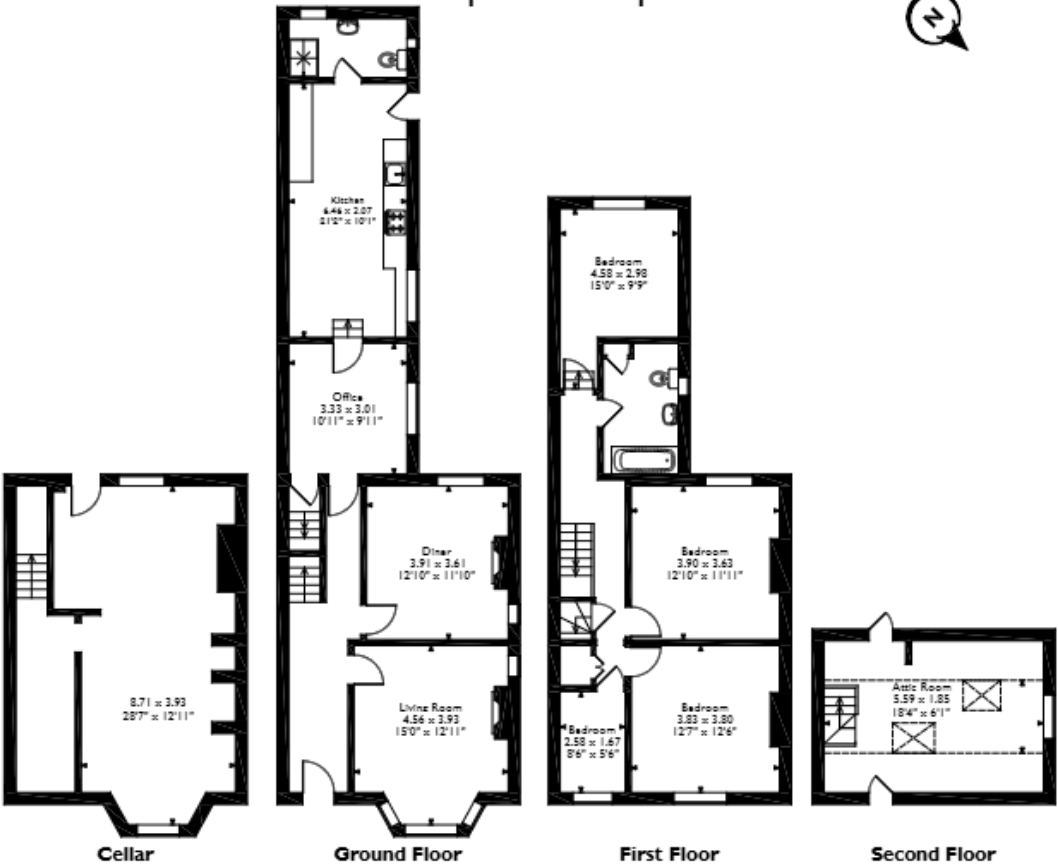
The interior of this property comprises a spacious living room, dining room, fitted kitchen, study room, and shower room on the ground floor, with access down to the cellar. The first floor consists of four bedrooms, including three doubles, and one single, alongside the family bathroom. The loft room 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+) <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		
	57	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
	46	67
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.