



318 Gorton Road

Reddish, Stockport, SK5 6RN

- MID TERRACE
- MODERN KITCHEN
- 2 DOUBLE BEDROOMS
- CLOSE TO PARK & SHOPS

Guide Price £129,950

EPC Rating '68'





Property Description

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

13' 4" x 13' 0" (4.06m x 3.96m) Composite front door. Dado rail. Honeywell central heating thermostat. Meter cupboard. Cupboards and fitted shelves to alcoves. Laminate flooring. Double panel radiator. UPVC double glazed window.

BREAKFAST KITCHEN

13' 4" x 9' 10" (4.06m x 3m) A range of base, wall and drawer units with contrasting worktops and tiled splashbacks. Breakfast bar. Stainless steel sink unit with mixer tap and drainer. 4 ring electric hob with stainless steel cooker hood above. Electric oven. Plumbed for automatic washing machine. Cupboard housing Ideal Esprit eco 2 combi boiler. Under stairs storage cupboard with light. Single panel radiator. UPVC double glazed window and rear entrance door.





FIRST FLOOR

LANDING

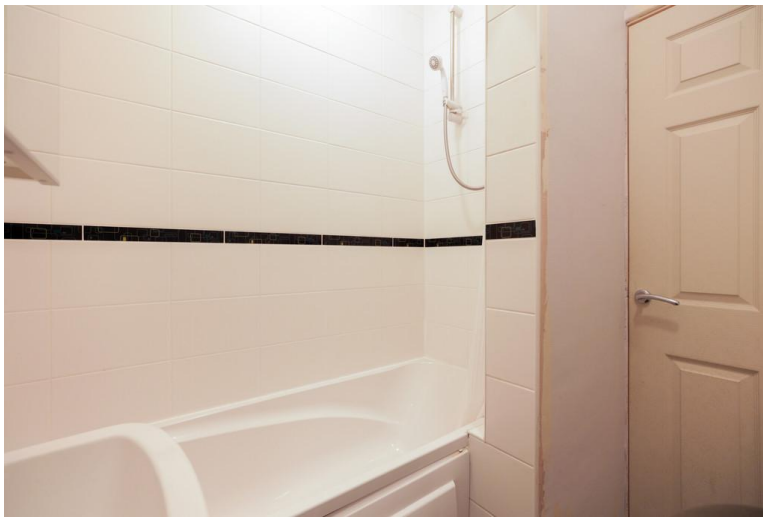
Storage cupboard. Access to loft.

BATHROOM

5' 7" x 5' 4" (1.7m x 1.63m) Panelled bath with Triton Enrich electric shower above. Pedestal wash hand basin with mirror fronted cabinet above. WC. Manrose extractor fan. Double panel radiator.

BEDROOM ONE

13' 4" x 10' 2" (4.06m x 3.1m) Single panel radiator. UPVC double glazed window.



BEDROOM TWO

13' 4" x 9' 10" (4.06m x 3m) Single panel radiator. UPVC double glazed window.

EXTERNAL

FRONT

Paved forecourt with wall and wrought iron fence and gate

REAR

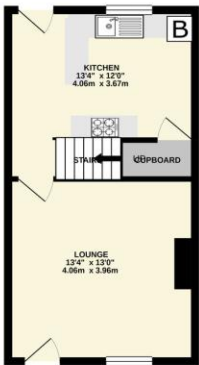
Paved rear garden. Gates leading to rear access.



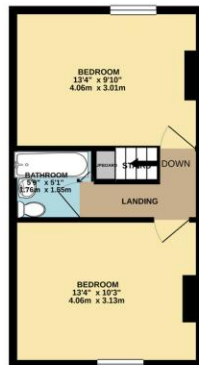


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GROUND FLOOR
330 sq ft. (30.6 sq m.) approx.



1ST FLOOR
330 sq ft. (30.7 sq m.) approx.



TOTAL FLOOR AREA: 660 sq ft. (61.3 sq m.) approx.
These energy ratings are based on the current energy efficiency of the property and are not a guarantee of future performance. Energy efficiency ratings are based on the current energy efficiency of the property and are not a guarantee of future performance. Energy efficiency ratings are based on the current energy efficiency of the property and are not a guarantee of future performance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	68	
(39-54)	E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements