



Broadhurst Street, Shaw Heath,  
Stockport, Cheshire. SK3 8JH







£180,000

Leasehold

Harvey Scott are pleased to bring to the market this two bedroomed period mid-terraced property, located in the popular and convenient area of Shaw Heath. In brief, the property comprises of a living room, leading through to staircase access to first floor, access through to a newly fitted modern kitchen/diner, leading out to a well proportioned rear garden and giving access to the downstairs family bathroom. To the first floor, you will find two good size double bedrooms. The property benefits from gas central heating as well as being fully double glazed throughout. Viewings are essential to appreciate this property, to arrange a viewing please Tel: 0161 483 4444.







### **Living Room**

12' 6" x 12' 1" (3.81m x 3.68m) Max.  
uPVC double glazed window to front elevation, laminate wooden flooring, gas central heating radiator, centre ceiling light, power points, access through to stairs to first floor landing and kitchen.

### **Kitchen/Diner**

11' 3" x 12' 6" (3.43m x 3.81m) Max.  
uPVC double glazed window to rear elevation, laminate wooden flooring, newly fitted range of wall and base units in with white wood with post form laminate wood worktops, splash back tiling surround, inset stainless steel sink with mixer tap, integrated four ring gas hob and fan oven with overhead extractor fan, space for washing machine and fridge-freezer, gas central heating radiator, power points, access to cellar chamber, access to rear hallway for leading out to rear garden and access to family bathroom.

### **Bathroom**

14' 4" x 12' 6" (4.37m x 3.81m) Max  
uPVC double glazed window rear elevation, laminate wooden flooring, wall tiling, fitted with a three piece suite in white comprising of WC, wash hand basin, bath with shower above, heated towel rail, centre ceiling light, extractor fan, wall mounted vanity mirror cabinet.

### **Cellar**

Power, Light and meters.

### **Landing**

Centre ceiling light, leading off to bedroom one and bedroom two.

### **Bedroom 1**

12' 6" x 11' 9" (3.81m x 3.58m) Max.  
uPVC double glazed window to front elevation, gas central heating radiator, centre ceiling light and power points.

### **Bedroom 2**

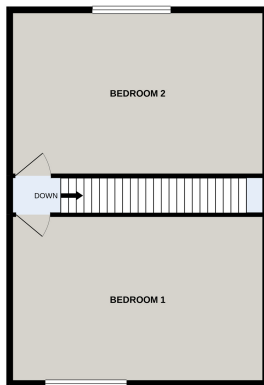
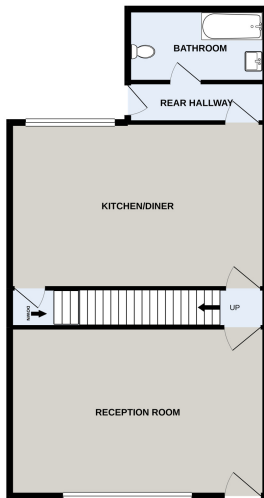
14' 4" x 12' 6" (4.37m x 3.81m) Max.  
uPVC double glazed window to rear elevation, gas central heating radiator, centre ceiling light, power points and boiler cupboard.

### **Rear Garden**

Stone patio area leading off to garden area, enclosed with wooden panelled fencing, outside tap.




GROUND FLOOR



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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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