



12 Lorgill Close, Stockport,
Cheshire. SK3 8UR





£275,000

Freehold

3 Bedroom





GROUND FLOOR

Entrance Porch

4' 7" x 5' 5" (1.40m x 1.65m) Max uPVC door and window to front elevation, ceiling light, alarm system, fuse box.

Living Room

uPVC double glazed window to front elevation, ceiling light, gas central heating radiator, TV point, power points, telephone point and stairs leading to first floor.

Kitchen

uPVC double glazed window and door to rear elevation, gas central heating radiator, ceiling light, under stairs storage cupboard. Fitted with a range of wall and base units with wooden countertops, stainless steel sink with drainer and mixer tap, fan assisted oven with grill, four ring stainless steel electric hob with extractor hood above.

FIRST FLOOR

Landing

Window to side elevation, loft hatch, ceiling light power point, leading off to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One

uPVC double glazed window to front elevation, ceiling light, power points and gas central heating radiator.

Bedroom Two

uPVC double glazed window to rear elevation, ceiling light, power points, built-in storage and gas central heating radiator.

Bedroom Three

uPVC double glazed window to front elevation, ceiling light, power points and gas central heating radiator.

Bathroom

uPVC double glazed frosted window to rear elevation, three ceiling chrome spot lights, gas central heating radiator, partially tiled wall, heated towel rail. Fitted with a three piece suite in white comprising of low level WC, wash hand basin, bath with chrome mixer tap and hand held shower attachment. Frosted pain of glass from hallway to bathroom.

EXTERNAL

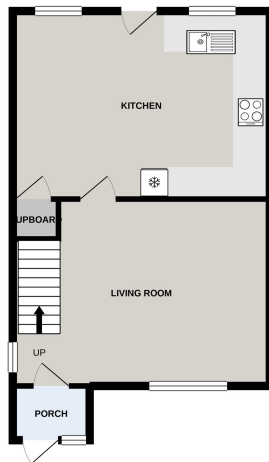
Front

Flagged driveway with off-road parking for several vehicles, lawned area path to front door, access to rear elevation.

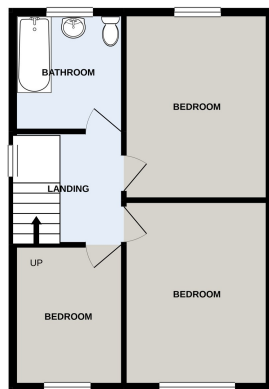
Rear Garden

Gravelled area leading to lawned area, borders with plants and shrubbery enclosed with wood panel fencing and hedgerow.

GROUND FLOOR




1ST 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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