



Kimberley Street, Shaw Heath,  
Stockport, Cheshire. SK3 8EB





£150,000

Leasehold

Harvey Scott are pleased to bring to the market this two bedroomed mid terraced property located in the popular and convenient location of Shaw Heath. The property in brief comprises of entrance porch leading through to reception room one staircase to first floor landing, reception room two, access to cellar chamber leading to kitchen with access to rear garden. The first floor landing provides access off to bedroom one, bedroom two and bathroom. The property benefits from gas central heating and is uPVC double glazed. Externally there is a private rear garden. This property would suit first time buyers or investors alike and is sold with no vendor chain, viewing is essential to appreciate the property.





## GROUND FLOOR

### Entrance Hallway

3' 0" x 3' 0" (0.91m x 0.91m) Max. Wooden frosted window to front elevation and tiled flooring.

### Reception Room One

10' 10" x 11' 8" (3.30m x 3.56m) Max. uPVC double glazed window to front elevation, ceiling light, power points, original wooden flooring, picture rail, shelving, gas central heating radiator, stairs to first floor landing, leading off to reception room two, access to kitchen.

### Reception Room Two

11' 4" x 11' 8" (3.45m x 3.56m) Max. uPVC double glazed window to rear elevation, gas central heating radiator, ceiling light, coving, power points, original wooden flooring, shelving and cupboards, electric fire, access to cellar and kitchen.

### Kitchen

10' 10" x 6' 5" (3.30m x 1.96m) Max. uPVC double glazed window to rear elevation, ceiling pole light, gas central heating radiator, laminate tiled flooring. Fitted with a range of wall and base units, stainless steel sink with drainer, integrated oven with four ring gas hob, space and plumbing for washing machine, space for fridge/freezer, split wooden stable door leading out to rear garden.

## CELLAR

### Chamber

Power and light.

## FIRST FLOOR

### Landing

Ceiling light, loft hatch leading off to bedroom one, bedroom two and bathroom.

### Bedroom One

10' 10" x 11' 8" (3.30m x 3.56m) Max. uPVC double glazed window to front elevation, gas central heating radiator, ceiling light, power points and integrated storage.

### Bedroom Two

11' 3" x 5' 5" (3.43m x 1.65m) Max. uPVC double glazed window to rear elevation, gas central heating radiator, ceiling light, power points, integrated storage and shelving.

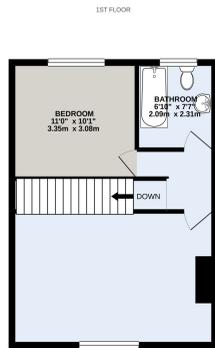
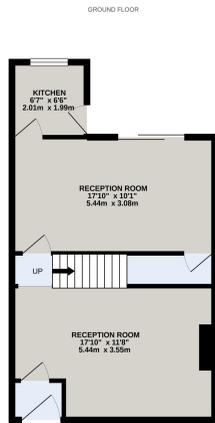
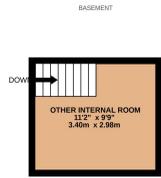
### Bathroom

7' 8" x 5' 6" (2.34m x 1.68m) Max. uPVC double glazed frosted window to rear elevation, cupboard housing water tank, original wooden flooring. Fitted with a three piece suite comprising of low level WC, wash hand basin and bath, partly tiled walls.

## EXTERNAL

### Rear Garden

Stone paving leading off to lawn surrounded by shrubbery and plantings enclosed with wood panel fencing and brick wall.



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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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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