



## 19 Sandhurst Road, Stockport, SK2 7NY

Harratts are delighted to present this well-presented three-bedroom semi-detached home, located on the ever-popular Sandhurst Road in Stockport. The property offers spacious and well-balanced accommodation throughout.

The home opens with a welcoming entrance hallway, leading to a bright reception room positioned to the front. To the rear is an impressive lower-level extension, creating a stylish open-plan kitchen diner, ideal for modern family living and entertaining.

The property benefits from a loft conversion forming the third bedroom, with all three bedrooms being generous double rooms. The newly fitted modern bathroom comprises a walk-in shower cubicle, wash hand basin, and low-level WC.

Externally, there is a great-sized rear garden, mainly laid to patio and lawn, providing an excellent outdoor space. To the front of the property, there is off-road parking for added convenience.

Early viewing is highly recommended to fully appreciate the location, space, and presentation on offer.

- Three Bedroom Semi-Detached Property
- Spacious Open-Plan Kitchen & Dining Area
- Converted Loft Providing Versatile Additional Space
- Attractive Rear Garden Featuring Composite Decking & Lawn
- Off Road Parking For Multiple Cars
- Close To Outstanding Schools

**£425,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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