



111 Shearwater Road, Stockport, SK2 5UZ

Harratts are pleased to present this charming two-bedroom semi-detached home, ideally located on Shearwater Road in the highly sought-after Offerton area, nestled within the popular Bosden Farm Estate. The property benefits from being within the catchment area for the well-regarded Warren Wood Primary School, making it an excellent choice for families.

The accommodation begins with an entrance porch leading into a spacious lounge, providing a welcoming living space. From here, the kitchen is well equipped with a range of eye and base level units and space for white goods. Off the kitchen is a versatile sunroom, currently used as a dining area, offering additional living space with multiple potential uses.

To the first floor are two generously sized double bedrooms and a well-appointed family bathroom, comprising a bath with shower over, wash basin, and low-level WC.

Externally, the property boasts a low-maintenance front garden with off-road parking for multiple vehicles. To the rear is a pleasant patio garden and a detached garage, ideal for additional storage.

- Two Bedroom Semi Detached Home
- Detached Garage
- Large Driveway
- Close To Great Local Primary School
- Popular Location
- Viewing Recommended

£230,000



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions			
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