



## 6 Hillbrook Road, Stockport, SK1 4JW

Situated on the highly sought-after Hillbrook Road in Offerton, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and first-time buyers alike. The property benefits from a fantastic location, providing easy access to major transport links, a wide range of local shops, and well-regarded schools.

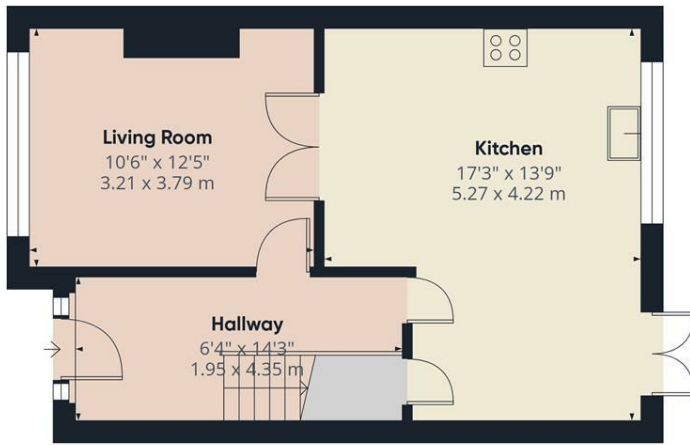
You are welcomed into the property via a porch, which leads into a spacious entrance hallway. To the front of the property is a comfortable lounge, enjoying views over the front aspect. To the rear, the property boasts a generous kitchen/diner, fitted with a range of base and eye-level units providing ample storage and worktop space, along with room for appliances. There is also plenty of space for a dining table and chairs, making it perfect for both everyday living and entertaining. The kitchen/diner overlooks the rear garden and benefits from double doors providing direct access outside.

Upstairs, there are two well-proportioned double bedrooms and a third single bedroom, ideal as a child's room, home office or guest space. The family bathroom is fitted with a bath with shower over, wash basin, and low-level WC.

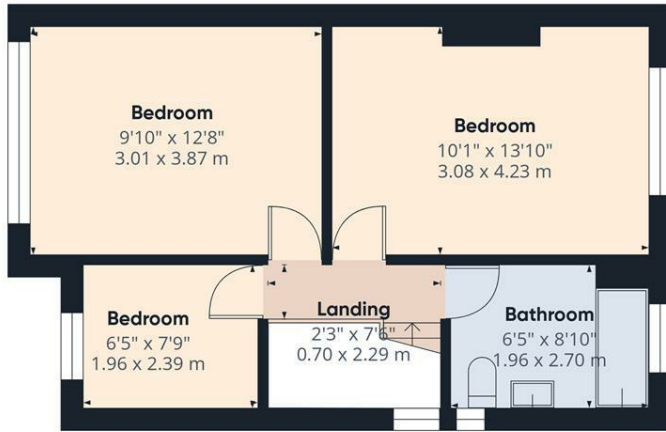
Externally, the property benefits from off-road parking to the front. To the rear, there is a fantastic-sized private garden featuring a patio area, lawn, and stone sections, offering a great outdoor space to relax or entertain.

- Three Bedroom Semi-Detached Property
- Two Double Bedrooms
- Kitchen/Diner To Rear
- Off Road Parking
- Spacious Garden To Rear
- Approved Planning For Double Side Extension

**£290,000**



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	