



13 Sylvester Avenue, Stockport, SK2 6DJ

Situated on the highly desirable Sylvester Avenue, this beautifully presented three-bedroom semi-detached property offers stylish, spacious, and modern living, making it an ideal home.

You are welcomed into the property via a spacious and inviting entrance hallway, featuring an eye-catching tiled floor that immediately sets the tone for the property. The hallway leads through to a generous bay-fronted lounge positioned to the front of the property.

To the rear is a truly impressive open-plan kitchen diner, designed to be the heart of the home and perfect for both entertaining and family life. The stunning kitchen offers excellent storage, integrated appliances, and a striking kitchen island providing space for bar stools. There is ample room for a large dining table, creating a fantastic social space. The room is flooded with natural light thanks to a stunning roof lantern skylight and stylish black metal-framed glazed doors, which frames views over the rear garden and enhance the sense of space and connection to the outdoors.

To the first floor are three bedrooms, comprising a spacious master double bedroom, a second double bedroom with stairs leading to a loft room, and a third single bedroom. The family bathroom is fitted with a bath with shower.

- Three Bedroom Semi-Detached Property
- Extended To Rear
- Impressive Open-Plan Kitchen / Diner
- Patio / Lawned Garden To Rear
- Loft Room For Extra Storage
- Close-by to Local Schools and Amenities

£325,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
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