



## 186 Shearwater Road, Stockport, SK2 5XB

This well presented semi-detached property is located on the highly sought-after Bosden Farm Estate, offering a modern and comfortable family home in a convenient and popular location close to Warren Wood primary school.

Upon entering, you are welcomed by an entrance hallway leading to the stairs and the front reception room. This bright and modern living space enjoys views over the front of the property and provides an inviting area for relaxation or entertaining. Double doors from the reception room open into the open-plan kitchen/diner. The kitchen is fitted with ample base and eye-level units, generous worktop space, with a breakfast bar, while the dining area comfortably accommodates a table and chairs with views over the rear garden.

Upstairs, the property boasts two well-proportioned double bedrooms and a third good-sized room, offering flexible accommodation to suit a variety of needs. The modern bathroom comprises a bath with shower over, basin, and a low-level WC.

Externally, the property benefits from off-road parking to the front with access to a detached garage, providing additional storage space. To the rear, there is a low-maintenance garden featuring a mix of patio, decking, and faux grass, creating an ideal space for outdoor entertaining or relaxing.

- Three Bedroom Semi-Detached Property
- Well Presented Throughout
- Off Road Parking
- Low Maintenance Rear Garden
- Close To Warren Wood Primary School
- Popular Location

**£290,000**



Floor 0 Building 1



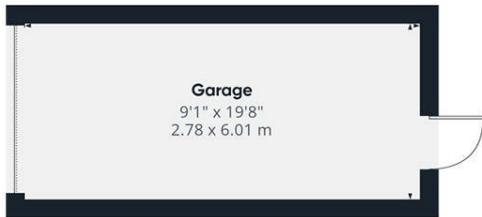
Floor 1 Building 1

Approximate total area<sup>m</sup>  
883 ft<sup>2</sup>  
82.1 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.

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Floor 0 Building 2

