



## 340 Buxton Road, Stockport, SK2 7BY

Don't overlook this amazing opportunity!

This property is perfectly situated with convenient access to the A6 and its diverse range of amenities. It also offers excellent transport links to Stockport and Stepping Hill Hospital.

The property is available for sale without any vendor chain and boasts a range of attractive features, including two spacious double bedrooms, two reception rooms, UPVC double glazing, a gas central heating system, and a lovely garden area.

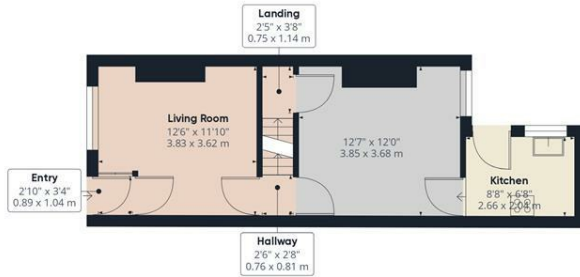
Ideal for both buy-to-let investors and first-time buyers, this fantastic home just requires some minor updates to make it truly shine!

- \*\*\*NO CHAIN\*\*\*
- Two Double Bedrooms
- Popular Location
- Two Reception Rooms
- Cellar Perfect For Extra Storage
- Front And Rear Garden

**£160,000**



Floor -1



Floor 0

Approximate total area<sup>m</sup>  
746.01 ft<sup>2</sup>  
69.31 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| 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                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |