



## 6 Teal Close, Stockport, SK2 5JN

Harratts Property Services presents this charming three-bedroom semi-detached home, ideally located within the sought-after Bosden Farm Estate. Close to Warren Wood Primary School and local shops, the property offers a spacious living space across two floors.


Upon entering, you are greeted by a welcoming entrance hallway, providing access to the first floor. The bright bay-fronted reception room offers views of the front of the property. To the rear, an additional reception room offers versatile space that could be a home office or a snug. The kitchen, located adjacent to the rear reception room, is well-equipped with a range of eye-level and base units, providing ample storage and space for essential appliances.

Upstairs, the property features three generously sized bedrooms, including two double rooms. The family bathroom, located on the first floor, is fitted with a bath with an overhead shower, a wash basin, and a WC.

Externally, the property benefits from a driveway offering off-road parking. To the rear garden provides a peaceful outdoor space, perfect for children to play, relaxing in the sun, or hosting outdoor gatherings with family and friends.

- Three Bedroom Semi-Detached Property
- Two Double Bedrooms
- Garden To Rear
- Off Road Parking
- Highly Desirable Location
- Close To Local School & Amenities

**£280,000**

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>		
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