



## 1 Montagu Road, Stockport, SK2 5BZ

Harratts Property Services proudly presents this impressive semi-detached home on the ever-popular Montagu Road in Stockport. This beautifully maintained property combines generous living space with stylish modern features, making it an ideal choice for families or professionals alike. Boasting three well-proportioned bedrooms, two reception rooms, and a stunning rear garden, this home truly has something for everyone.

### Ground Floor

Step into a spacious entrance hallway that sets the tone for the rest of the home. The bright and welcoming lounge features a bay window, allowing natural light to flood the space. To the rear, you'll find a modern kitchen, dining space and a second reception space, the well-appointed kitchen is fitted with a range of eye-level and base units and provides ample space for appliances and storage.

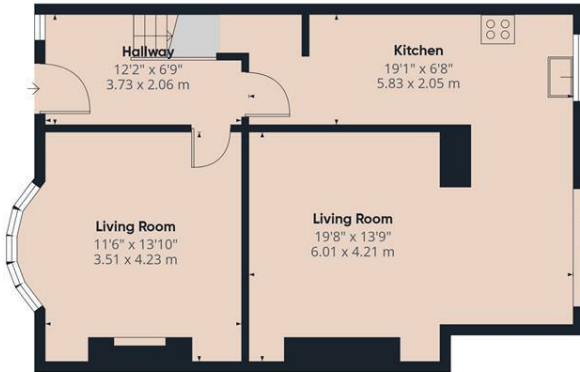
### First Floor

Upstairs, the property offers three generously sized bedrooms, including two spacious doubles. A contemporary family bathroom completes the floor, equipped with both a bath with shower over, basin and low level w/c.

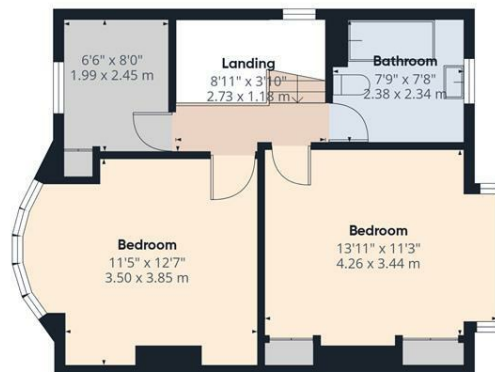
### External Features

- **\*\*\*NO CHAIN\*\*\***
- **Stunning Extended Three Bedroom Semi Detached**
- **Popular Location In Offerton**
- **Close To Great Local Schools**
- **Brilliant Sized Bedrooms**
- **Driveway For Multiple Cars**
- **Great Rear Garden Perfect For Families**
- **Outside Playhouse/Office**

**£375,000**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1216 ft<sup>2</sup>  
113 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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| (1-20) <b>G</b>                                                 |         |           |
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| <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                                         |         |           |