



35 Granby Road, Stockport, SK2 6ET

Harratt's Property Services is delighted to present this charming three double bedroom semi-detached home, located on the highly sought-after Granbury Road in Stockport. Offering spacious accommodation, attractive features, and excellent potential to personalise and add value (subject to planning), this is a property not to be missed.

Upon entering, you are welcomed by an impressive entrance hallway leading to the main living areas. The bright, bay-fronted reception room enjoys views over the front of the property, while a second reception room to the rear offers a versatile space ideal for dining, relaxing, or entertaining. The adjacent kitchen/diner is well-equipped with a range of eye-level and base units, integrated appliances, and generous storage space. A convenient ground floor W/C is also located off the hallway. Access to the impressive cellar is also available from the hallway, offering additional storage or potential for conversion.

Upstairs, the property comprises three well-proportioned double bedrooms, along with a family bathroom featuring a bath with shower over, wash basin, and WC. Additionally, there is access to a large, usable loft space.

Externally, the home benefits from a driveway providing off-road parking, an attached garage for extra storage, and a

- Three Double Bedroom Semi-Detached Property
- Excellent Potential For Further Development - Subject To Planning
- Spacious Rear Garden
- Cellar Over 500sqft
- Off Road Parking
- Attached Garage For Extra Storage
- Popular Location
- Close To Outstanding Schools

£475,000



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