



16 Harleen Grove, Stockport, SK2 5DD

Harratt's Property Services is delighted to present this three-bedroom semi-detached home, nestled in the highly sought-after cul-de-sac of Harleen Grove, Offerton. Offering great potential for customisation and renovation, this property is an excellent opportunity for those looking to transform a house into their dream home. Whether you're planning a full refurbishment or simply modernising the interiors, the generous space and prime location provide endless possibilities.

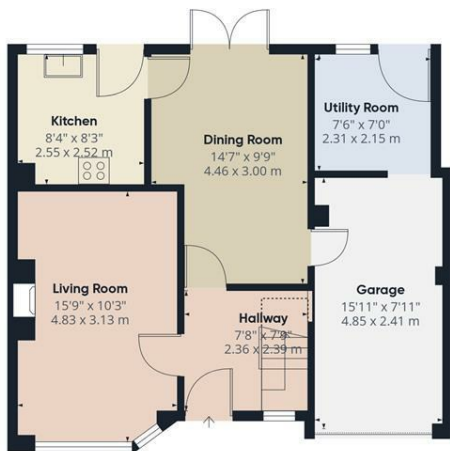
Upon entering, you're greeted by a welcoming entrance hallway leading to the first floor. The bright front reception room enjoys pleasant views over the front, while a second, versatile rear reception room offers flexible space for a dining area or family room. This room also provides internal access to the attached garage, which leads on to a convenient utility area at the rear of the property. The adjacent kitchen is fitted with a range of eye-level and base units, offering a functional space.

Upstairs, the home features three bedrooms—two of which are doubles. The family bathroom includes a bath, separate shower cubicle, and wash basin, with a separate WC for added convenience.

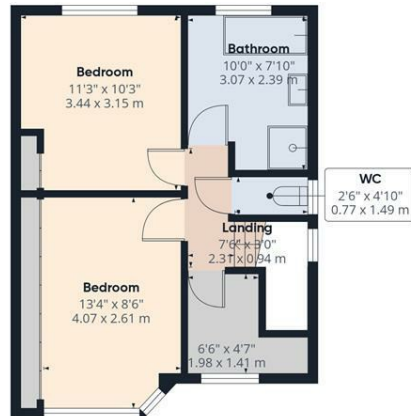
Externally, the property benefits from a driveway offering ample off-road parking, and an attached garage for

- *****NO CHAIN*****
- **Three Bedroom Semi Detached Home**
- **Front And Rear Gardens**
- **Driveway & Garage**
- **Two Reception Rooms**
- **Popular Cul-De-Sac Location**

£325,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1166 ft²
108.4 m²

Reduced headroom
73 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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.

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