



## 167 Shearwater Road, Stockport, SK2 5XA

Harratts Property Services is delighted to present this outstanding three-bedroom home for sale, ideally located on the ever-popular Bosden Farm Estate. Recently fully refurbished to a high standard, this stunning property is perfect for buyers looking to move straight into their dream home.

On the ground floor, you'll find a spacious reception room—a perfect space to relax and unwind. The highlight of the home is the beautifully designed kitchen/dining room, which provides an ideal setting for family meals and entertaining guests.

Upstairs, the property features three generously sized bedrooms, all finished to an excellent standard, along with a stylish and contemporary family bathroom.

The location is equally impressive, with Warren Wood Primary School just a short distance away, along with easy access to a range of local amenities, shops, and transport links.

This home truly needs to be seen to be fully appreciated.

Don't miss the opportunity to view this exceptional property—contact our office today to arrange your viewing!

- Immaculate Three Bedroom Home
- Ready To Move Into Condition
- Great First Time Buyers Home
- Close To Outstanding Schools
- Viewing Highly Recommended
- Full Renovation Taken Place

**£280,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
73			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	