



9 Crawley Grove, Stockport, SK2 6DL

Harratts Property Services are delighted to present this refurbished three-bedroom semi-detached home, located on the quiet cul-de-sac of Crawley Grove.

Offered to the market chain-free, this property is the perfect blank canvas for buyers looking to make a home their own. Ideally positioned within the catchment area for highly regarded schools and close to a range of local amenities, it presents an ideal opportunity for investors, families and first-time buyers alike.

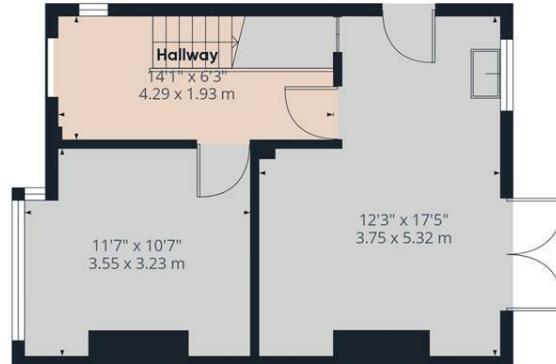
The ground floor features an entrance hallway leading into a bright and spacious living room. This flows seamlessly into a stylish open-plan kitchen/diner, offering ample worktop space and room for appliances. Double French doors open out to the rear garden, flooding the space with natural light and offering easy access for outdoor dining and entertaining.

Upstairs, there are three well-presented bedrooms, including two generously sized doubles. The modern three-piece bathroom includes a bath with an overhead shower, and is complemented by a separate WC for added convenience.

Externally, the property benefits from a shared driveway providing off-road parking, and a generous rear garden.

- Three Bedroom Semi-Detached Property
- Two Double Bedrooms
- Large Rear Garden
- Off Road Parking
- Quiet Cul-De-Sac Location
- CHAIN FREE

£290,000



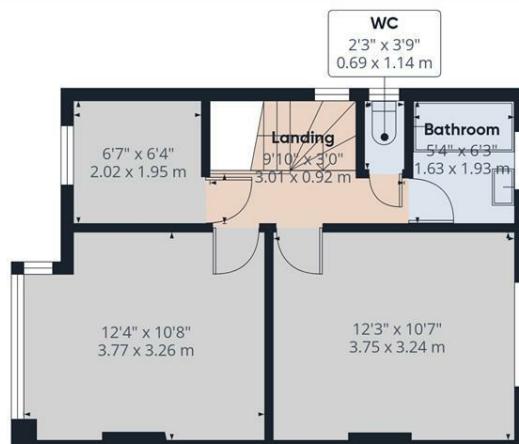
Floor 0

HARRATTS
PROPERTY SERVICES

Approximate total area⁽¹⁾

760 ft²

70.7 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			