



30 Otterburn Place, Stockport, SK2 5LD

Located on the popular Otterburn Place in Offerton, this three-bedroom end-terrace property presents an excellent chain-free renovation opportunity for first-time buyers, investors, or those looking to downsize and add their own stamp.

The accommodation is arranged over two floors and briefly comprises: entrance hallway, two well-proportioned reception rooms, and a kitchen to the rear fitted with base-level units and offering space for appliances.

To the first floor are three spacious bedrooms and a family bathroom fitted with a bath with shower over and wash basin, along with the benefit of a separate WC.

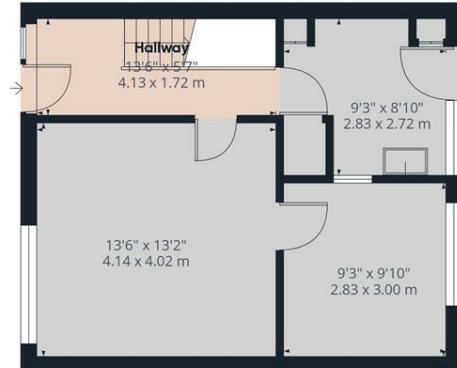
Externally, the property benefits from gardens to both the front and rear, providing outdoor space and further potential.

Requiring refurbishment throughout, this property offers fantastic scope to modernise and improve, making it an ideal project in a convenient and well-established residential location.

Early viewing is recommended to fully appreciate the potential on offer.

- **** CHAIN FREE ****
- Three Bedroom End-Terrace Property
- Two Reception Rooms
- Garden To Front And Rear
- Close To Local Schools
- Popular Location

£185,000



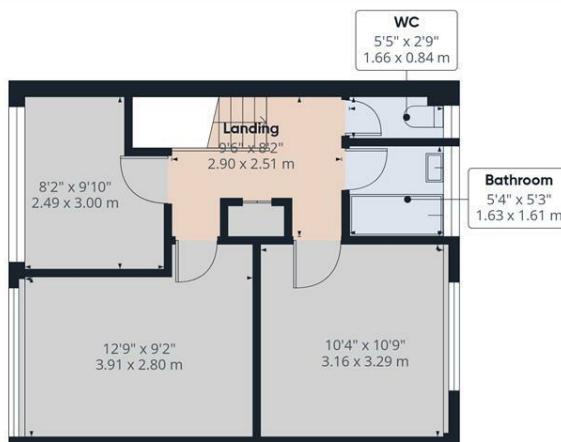
Floor 0

HARRATTS
PROPERTY SERVICES

Approximate total area⁽¹⁾

858 ft²

79.7 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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		