



## 56 Osborne Road, Stockport, SK2 6RQ

Located on the popular Osborne Road in Stockport, this well-presented three-bedroom mid-terrace property offers spacious and versatile accommodation, ideal for a range of buyers.

The property opens directly into a generous lounge, filled with natural light from a large front-facing window, creating a bright and welcoming living space. To the rear, you'll find a kitchen diner fitted with a range of base and eye-level units, with space for appliances and ample room for a dining table. The kitchen also provides access to the rear garden and to the converted cellar.

The converted cellar has been thoughtfully adapted to create an additional double bedroom, offering flexible use as a bedroom, home office, or guest space.

To the first floor are two further bedrooms, comprising one well-proportioned double bedroom and a single bedroom. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash basin, and WC.

Externally, the property benefits from a patio garden to the front, while to the rear there is an enclosed garden

- Three Bedroom Mid-Terrace Property
- Double Bedroom Located In The Converted Cellar
- Spacious Rooms
- Private Garden To Rear
- Close to Transport Links, Amenities and Local Schools
- Close To Manchester Airport

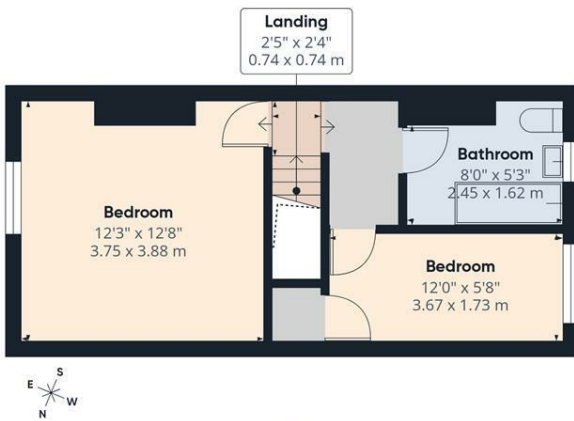
**£290,000**



Floor -1



Floor 0



Floor 1




**Approximate total area<sup>1)</sup>**  
815 ft<sup>2</sup>  
75.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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Energy Efficiency 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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