



2 Edwin Street, Stockport, SK1 4HW

Situated on Edwin Street, Stockport, this well-presented two-bedroom mid-terrace property offers comfortable living accommodation and would make an ideal home for first-time buyers or investors.

Upon entering the property, you are welcomed into the front reception room, which benefits from views over the front of the property and provides a bright and inviting living space. To the rear of the property is the kitchen, fitted with a range of base and eye-level units offering ample storage and worktop space, along with space for white goods.

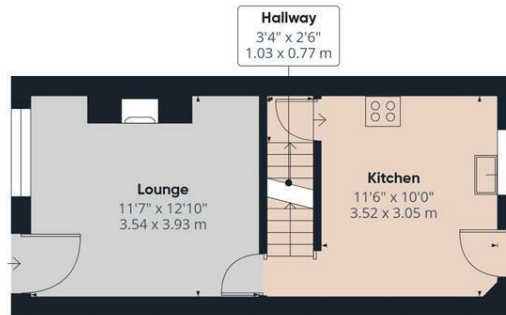
From the kitchen, there is access to a useful double cellar, providing excellent additional storage space. The kitchen also leads to the rear of the property, offering convenient outdoor access.

To the first floor, the property comprises two bedrooms, including one double bedroom and one single bedroom. The family bathroom is fitted with a bath with shower over, a wash basin, and a low-level WC.

This property presents a great opportunity for buyers looking to step onto the property ladder or add to their investment portfolio, while benefiting from a convenient Stockport location close to local amenities and transport links.

- CHAIN FREE
- Two Bedroom Mid-Terrace
- Double Cellar For Extra Storage
- Popular Location
- Close To Local Schools
- Ready To Move In

£180,000



Approximate total area^(a)

862 ft²

80.1 m²

(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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			
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			