



## 10 Westwood Road, Stockport, SK2 7AU

Situated on Westwood Road in Stockport, this bright and delightful two-bedroom semi-detached home is beautifully presented throughout and ready to move straight into. Ideally positioned just minutes from highly regarded local schools and Woodsmoor Train Station, it offers excellent convenience for commuters and families alike, making it a perfect choice for a wide range of buyers.

Upon entering, you are welcomed into a light and inviting lounge, creating a perfect space to relax. From here, the property flows through to a spacious rear reception room, currently used as a dining room, which offers a great area for entertaining and provides access to the rear garden.

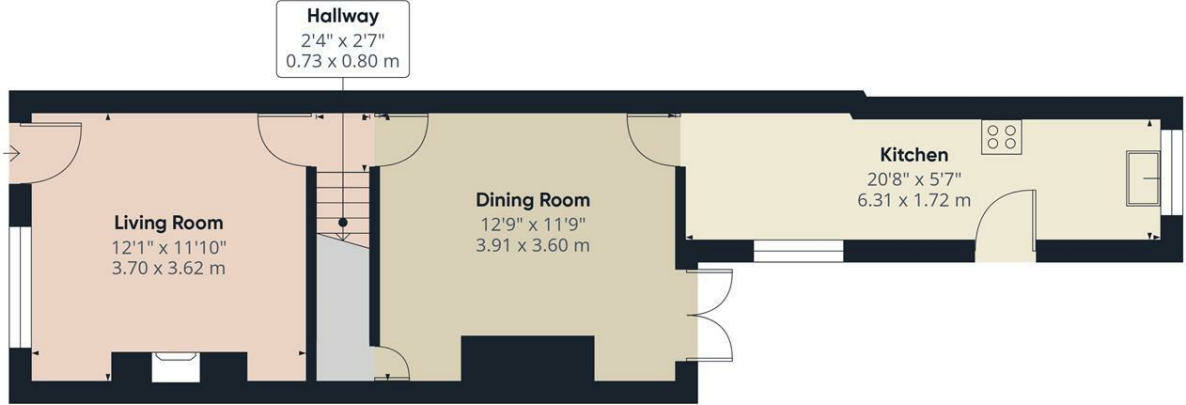
To the rear of the property is the kitchen, fitted with a range of eye and base level units and offering space for appliances. The kitchen also benefits from direct access to the garden, adding to the home's practicality.

Upstairs, the property comprises a generous double bedroom and a well-proportioned single bedroom. Completing the first floor is the bathroom, fitted with a bath with shower over, wash basin, and low-level WC.

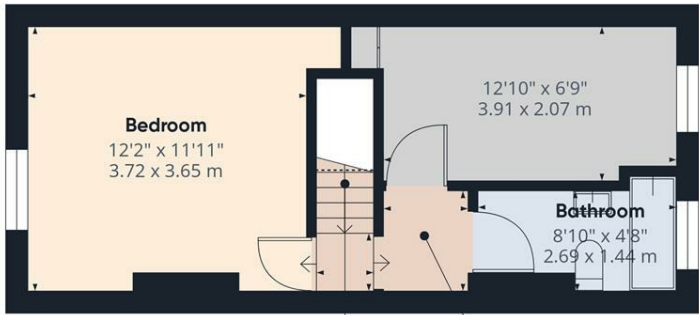
Externally, the property features an enclosed rear garden, laid partly to patio and partly to lawn, providing an

- Two Bedroom Sem-Detached Property
- Well Presented Throughout
- Two Reception Rooms
- Two Good Sized Bedrooms
- Garden To Rear
- Close To Sought-After Schools
- Walking Distance To Woodsmoor Train Station
- \*\* DUE TO THE BANK HOLIDAY PLEASE SEND VIEWING REQUEST VIA RIGHTMOVE \*\*

**£260,000**



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
731 ft<sup>2</sup>  
67.9 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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