



28 Ilfracombe Road, Stockport, SK2 5AS

Located on the popular Ilfracombe Road in Stockport, this well-presented three-bedroom semi-detached property offers an excellent opportunity for first-time buyers, young families, downsizers and investors alike.

The property is ready to move into, while also offering plenty of scope for the new owner to add their own personal touch. One of the property's standout features is its enviable position, with the rear garden overlooking Woodlands Park. The property is also conveniently located close to popular local schools, amenities and excellent motorway links, making it ideal for commuters and families.

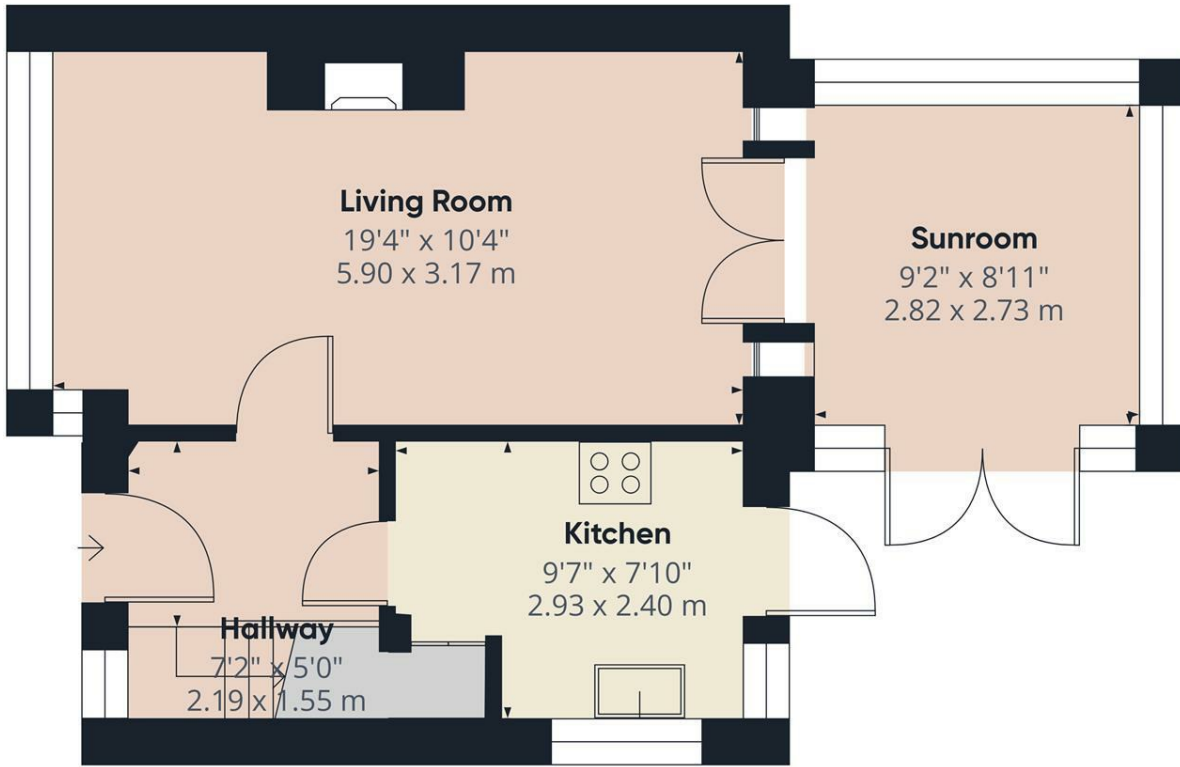
Upon entering, you are welcomed into the entrance hallway, which provides access to the main living accommodation. The spacious lounge overlooks the front of the property and leads through to a bright and useful sunroom, enjoying views over the rear garden and providing direct access outside.

The hallway also leads into the kitchen, which is fitted with a range of wall and base-level units, an integrated fridge/freezer and space for additional appliances. The kitchen also benefits from access to the rear garden.

To the first floor, there are two double bedrooms, along with a further single bedroom. The single bedroom offers

- Three Bedroom Semi-Detached Property
- Two Reception Rooms
- Off Road Parking For Two Vehicles
- Garden To Rear
- Overlooking Woodlands Park To The Rear
- Close To Popular Local Schools & Amenities
- Ideal For First-Time Buyers, Young Families, Downsizers or Investors
- Ready To Move Into With Scope To Make Your Own

£280,000



Approximate total area^m
429 ft²
39.8 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.

GIRAFFE360



Floor 0

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	