



2 Minsmere Walks, Stockport, SK2 5JT

Harratts Property Services is pleased to present this well-positioned two-bedroom semi-detached home, situated on Minsmere Walk within the highly sought-after Bosden Farm Estate in Offerton.

This ready-to-move-into property offers an excellent location, with Warren Wood Primary School nearby, while also benefiting from attractive open field views.

Upon entering, you are welcomed by an entrance porch leading into a bright and inviting lounge. To the rear of the property is a modern kitchen, fitted with a range of eye-level and base units, providing ample storage and space for appliances.

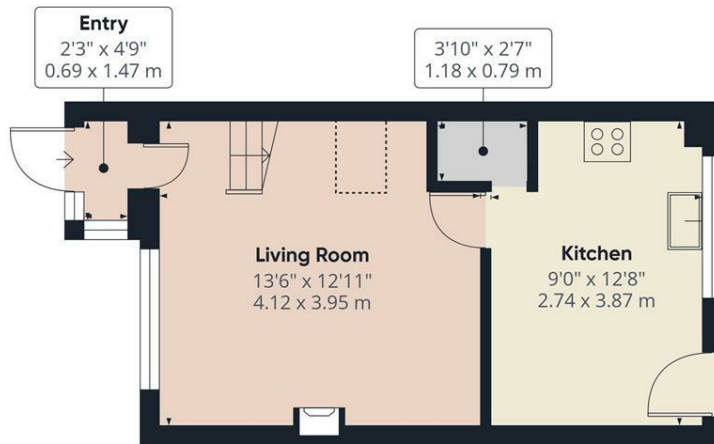
Upstairs, the property offers two generously sized bedrooms and a well-appointed family bathroom, complete with a bath and overhead shower, wash basin, and low-level WC.

Externally, the property benefits from a lawned front garden, while the rear garden features a patio area and lawn, providing a low-maintenance outdoor space. The rear garden also offers the potential to park a vehicle to the rear.

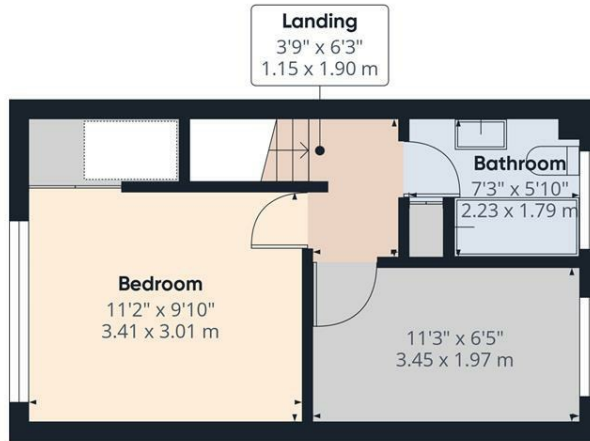
An ideal opportunity for first-time buyers, couples, or those looking for a well-located home within the popular Bosden Farm Estate.

- ***NO CHAIN***
- Two Bedroom Semi Detached
- Front And Rear Garden
- Popular Location
- Close To Warren Wood Primary School
- Ready To Move Into

£230,000



Floor 0



Floor 1



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PROPERTY SERVICES

Approximate total area⁽¹⁾

563 ft²
52.2 m²

Reduced headroom

6 ft²
0.5 m²

(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.

GIRAFFE360

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	