

## 36 Bideford Road, Stockport, SK2 5AT

Welcome to this charming three-bedroom semi-detached property located in the desirable area of Bideford Road, Stockport. This well-maintained home is an ideal choice for families and professionals alike.

Upon entering, you are greeted by a spacious entrance hallway leading to a cozy lounge and an inviting open-plan kitchen and dining area. This thoughtfully designed space is perfect for both casual family meals and entertaining guests. The contemporary kitchen is equipped with modern appliances and ample storage, ensuring that cooking and dining experiences are enjoyable and convenient.

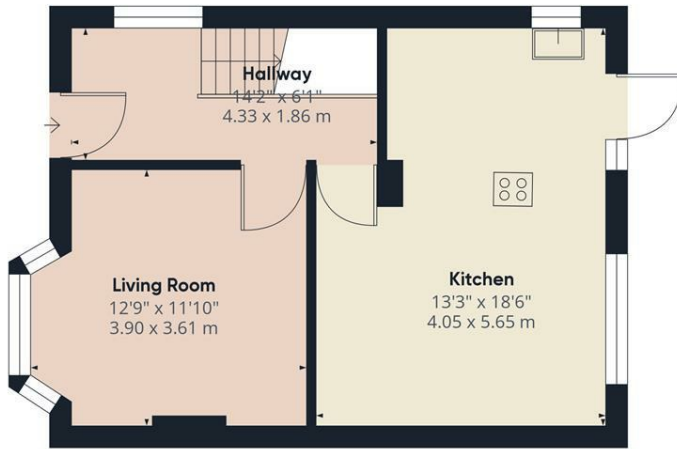
The property features three well-proportioned bedrooms, each filled with natural light. The layout ensures flexibility for a growing family or can be easily adapted for use as a home office or guest room.

Step outside to discover the impressive rear garden, a true highlight of this property. This expansive outdoor space is perfect for children's play, gardening enthusiasts, or simply unwinding after a long day. The garden offers a peaceful oasis, ideal for hosting summer barbecues or enjoying quiet moments in nature.

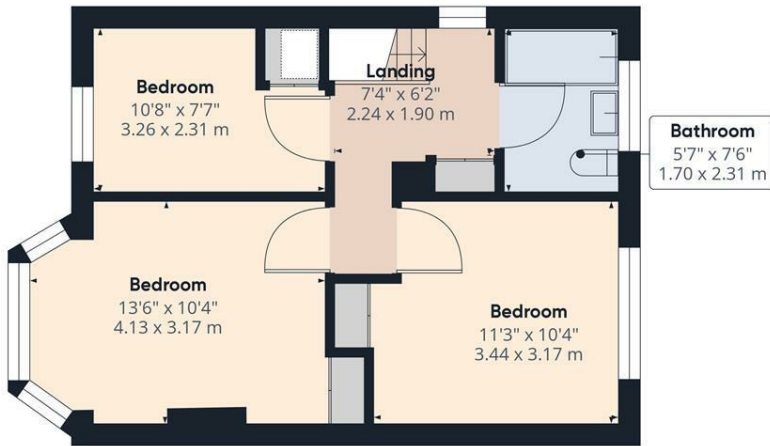
Parking is a breeze with dedicated space for two vehicles, adding to the convenience of this delightful home.

- Three Bedroom Semi-Detached Property
- Open Plan Kitchen / Diner
- Impressive Rear Garden
- Parking For Two Vehicles
- Sought After Location
- Close To Motorway Networks

**£290,000**



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
875.54 ft<sup>2</sup>  
81.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	