



## 46 Avondale Road, Edgeley, Stockport, SK3 9NY

Harratts Property Services is delighted to present this charming three-bedroom semi-detached family home, located in a highly sought-after area.

Upon entry, you are greeted by a spacious hallway that opens into a generously proportioned lounge featuring a large bay window. The kitchen and dining area provide ample space for both dining and entertaining, enhanced by sliding doors that invite an abundance of natural light into the room.

Moreover, the property includes a basement, offering exciting potential for additional living space.

On the upper level, you will find three well-sized bedrooms, two of which are doubles, along with a family bathroom.

The rear of the property boasts a substantial garden, complete with ample patio space and a well-maintained lawn, making it an ideal setting for family gatherings or a tranquil retreat.

For more information or to schedule a viewing, please feel free to contact our office

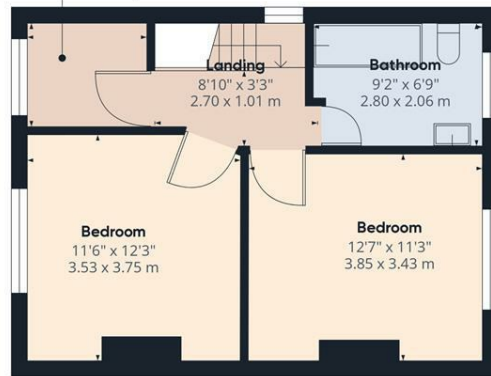
- Three Bedroom Semi-Detached Property
- Two Large Double Bedrooms
- Off Road Parking
- Impressive Rear Garden
- Cellar For Extra Storage
- Sought After Location

**£325,000**



Floor 0

Office (residential)  
6'5" x 5'9"  
1.98 x 1.77 m



Floor 1

Approximate total area<sup>(1)</sup>  
853.15 ft<sup>2</sup>  
79.26 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.

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