



## 46 Bramwell Street, Stockport, Lancashire, SK1 4EW

Harratts Property Services are delighted to present to you an appealing three-bedroom property situated in a sought-after area of Stockport that requires refurbishment. Are you seeking an investment opportunity to diversify your portfolio?

Nestled just off Hall Street in Offerton, Bramwell Street boasts excellent accessibility to bus routes and the motorway network.

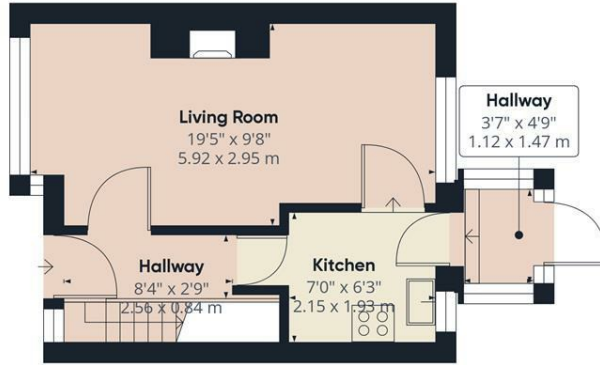
The area is home to Banks Lane School, which is favoured by young families, while the surrounding amenities make it an attractive location for both young professionals and families.

Upon entering, a hallway leads to a spacious lounge/diner and a separate kitchen. The upper-level features three bedrooms and a family bathroom and at the rear, residents can enjoy a generously sized south-facing garden, while off-road parking is available at the front of the property.

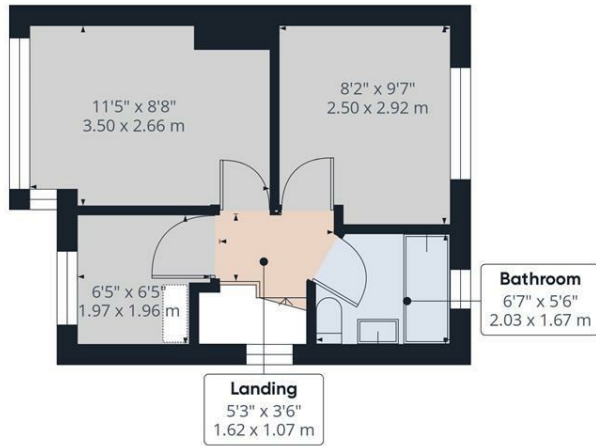
We encourage prospective buyers to arrange a viewing promptly to express their interest.

- Three Bedroom Semi-Detach Property
- Two Double Bedrooms
- South Facing Garden
- Off Road Parking
- Great Investment Property
- Close To Local Schools & Motorway Links

**£190,000**



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
558.43 ft<sup>2</sup>  
51.88 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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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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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