



### 3 Maple Close, Stockport, SK2 6HJ

Harratts Property Services is delighted to present this three-bedroom residence, positioned in the quiet cul-de-sac of Maple Close.

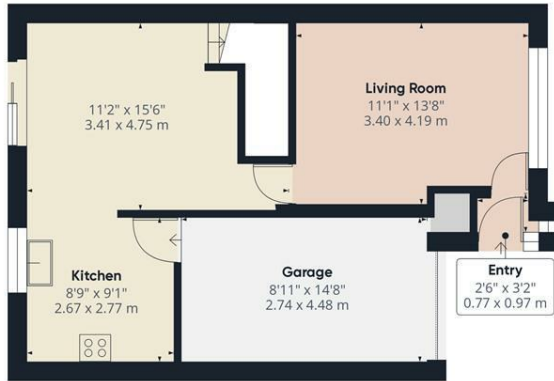
Situated just off Canada Street, this charming location offers a delightful environment that is ideal for both young professionals and families alike. Maple Close ensures convenient access to the town center, complemented by nearby transport links and seamless connections to the motorway network, making commuting and travel exceptionally easy.

Upon entering this inviting home, you are welcomed by a spacious living room that creates a warm and comfortable atmosphere, this area flows into a renovated open-plan kitchen and dining space. The kitchen boasts modern fittings and ample storage, enhancing both functionality and style. From this area, you can access the integral garage, providing additional convenience, as well as rear patio doors that lead out to the garden, inviting natural light and outdoor enjoyment.

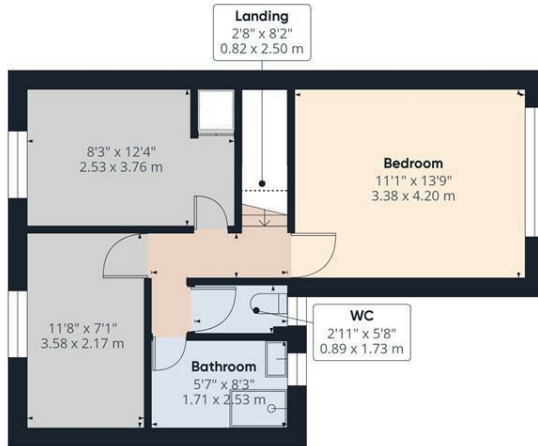
Venturing upstairs, you will find three generously sized double bedrooms. The upper level also features a well-appointed shower room and a separate WC, ensuring that the needs of the household are met with ease. Externally,

- **\*\*NO CHAIN\*\***
- **Three Bed Semi-Detached Property**
- **Three Double Bedrooms**
- **Open Plan Kitchen/Diner**
- **Garage For Extra Storage**
- **Located On A Quiet Cul-De-Sac**
- **Rear Patio Garden**
- **Close To Great Schools & Collages**

**£260,000**



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

974.76 ft<sup>2</sup>  
90.56 m<sup>2</sup>

Reduced headroom

0.21 ft<sup>2</sup>  
0.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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