



## 45 Dovedale Road, Stockport, SK2 5DZ

Harratts Property Services is delighted to present this charming three-bedroom semi-detached home, located in a highly sought-after area. Offering generous living space across two floors, a rear garden, and off-road parking, this property is perfectly situated just a short distance from local amenities, excellent schools, and convenient bus routes.

Upon entering, you are welcomed by the entrance hallway that leads to the first floor. The bright bay-fronted reception room offers views over the front of the property. To the rear, an additional reception room provides a versatile space that can be tailored to suit your needs. The well-equipped kitchen, located adjacent to the rear reception room, is fitted with a range of eye-level and base units, offering plenty of space for white goods.

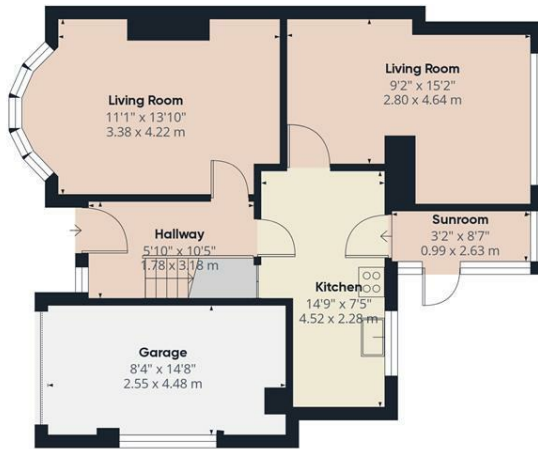
Upstairs, the property boasts three well-proportioned bedrooms, including two spacious double rooms. The bathroom features a bath with a shower over, a wash basin, and a WC.

Externally, the driveway provides ample off-road parking, while the attached garage offers additional storage space. To the rear, a well-maintained garden provides a pleasant outdoor area to relax and enjoy.

This wonderful home is perfect for those seeking both space and practicality, all within a highly desirable location.

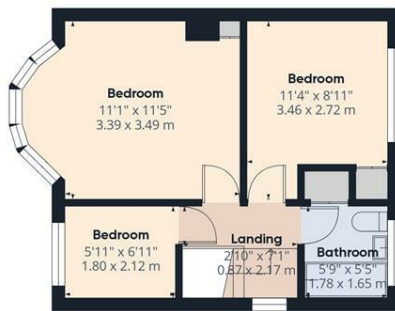
- Three Bedroom Semi-Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- Off Road Parking
- Front And Rear Garden
- Close To Popular Schools

**£280,000**



Floor 0

Approximate total area<sup>(1)</sup>  
963.27 ft<sup>2</sup>  
89.49 m<sup>2</sup>



Floor 1

(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		