



3 Crawley Grove, Stockport, SK2 6DL

Harratts Property Services is pleased to present this well-presented, four-bedroom semi-detached residence, ideally located in a highly sought-after area. Offering generous living accommodation spread across three floors, the property also benefits from a beautifully landscaped rear garden and off-road parking. Situated in a quiet cul-de-sac, the home is within close proximity to local amenities.

Upon entering, you are welcomed into a spacious entrance hallway that leads to the first floor. The bright, bay-fronted reception room provides views over the front of the property, creating a lovely space to relax. The modern kitchen is well-equipped with a range of eye-level and base units, providing ample space for white goods. The kitchen flows seamlessly into the impressive orangery, a bright and versatile space that can be used as a dining room, this room benefits from air conditioning and heating. Additionally, off the hallway, you'll find a practical utility room.

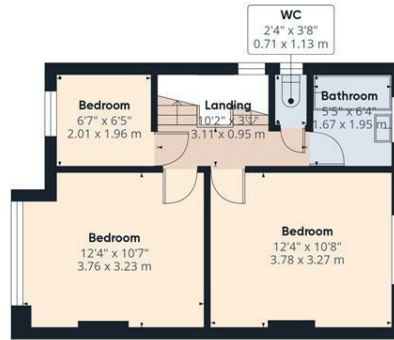
On the first floor, the property offers three well-proportioned bedrooms, including two generously sized double rooms. The family bathroom features a bath with a shower over, a basin, and a separate WC. The third floor boasts a spacious dormer bedroom with an en-suite shower room, providing a private retreat.

£325,000

- Four Bedroom Semi-Detached Property
- Three Double Bedrooms
- Dormer Loft Bedroom
- New Roof And Facias Fitted In 20...
- Summerhouse/Office With Underfloor Heating
- Large Landscaped Rear Garden
- Off Road Parking & Electric Charging Point
- Quiet Cul-De-Sac
- Popular Location Close To Local Amenities
- **CHAIN FREE BUYERS ONLY**



Floor 0



Floor 1



Floor 2

Approximate total area¹⁾
1106.64 ft²
102.81 m²

Reduced headroom
45.9 ft²
4.26 m²

(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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