



## 18 Villdale Avenue, Stockport, SK2 5SQ

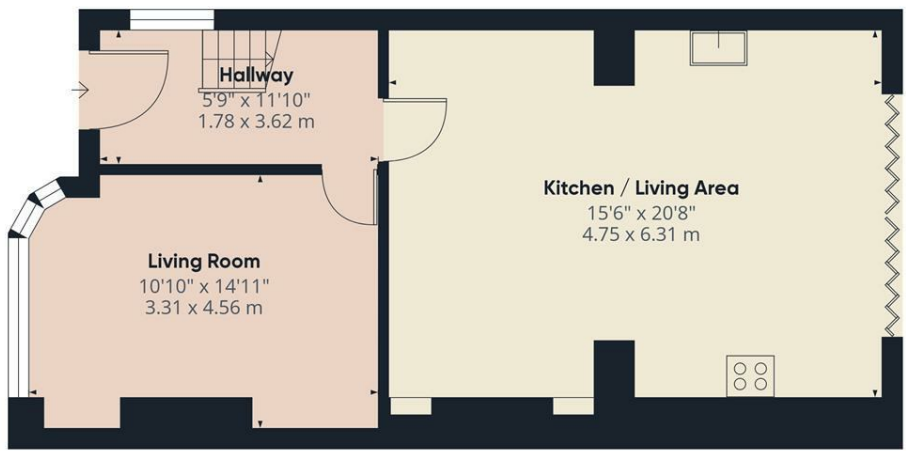
Harratts Property Services is delighted to present this well maintained and thoughtfully extended three-bedroom, semi-detached home, offering spacious living accommodation spread across two floors. Ideally situated in a highly sought-after location, this property is within close proximity to a variety of local amenities, schools, bus routes, and just a short drive from both Hazel Grove and Stockport—perfect for families and commuters alike.

**Internal Features:** The property welcomes you with a spacious entrance hallway leading to the staircase. The bay-fronted lounge is a bright and inviting space with views over the front garden. At the rear of the property, the extended kitchen/dining area provides a fantastic open-plan family hub. Featuring a well-equipped range of eye and base-level units, integrated hob, oven, and extractor fan, plus plenty of room for additional appliances. The kitchen is further enhanced by bi-fold doors that lead out to the rear garden, creating an ideal flow for outdoor dining and entertainment.

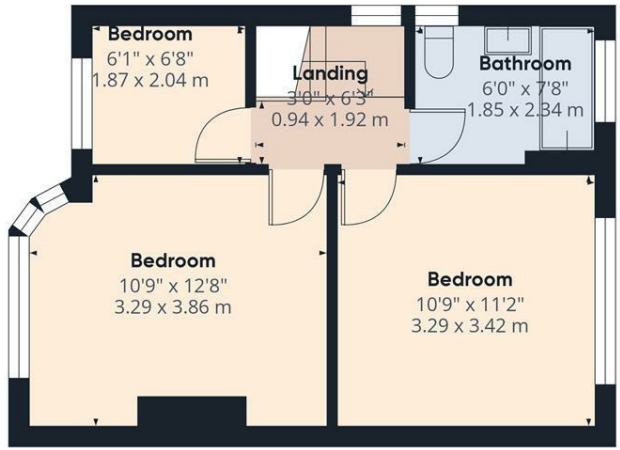
Upstairs, the first floor boasts three well-presented bedrooms, including two generous double bedrooms, each offering ample space for storage and furnishings. The third bedroom is also well-sized, making it perfect for children, guests, or as a home office. The family bathroom completes the first-floor accommodation, featuring a bath with an overhead shower, hand wash basin, and low-level WC.

- Three Bedroom Semi-Detached Property
- Two Double Bedrooms
- Kitchen/Diner Extension To Rear
- South Facing Garden
- Off Road Parking
- Detached Garage
- Popular Location
- Close To Local School And Amenities

**£350,000**



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 911.28 ft<sup>2</sup>  
 84.66 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.

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	