

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

FOR SALE

3 BED TERRACE IN NEED OF FULL REFURBISHMENT



**534 GORTON ROAD
REDDISH
STOCKPORT
SK5 6QU**

**OFFERS IN THE REGION
OF £125,000**

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

0161 244 8640

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LOCATION

The property is located in a busy main road position in Reddish, South Manchester, 2 miles north of Stockport town centre and 4 miles south east of Manchester city centre.

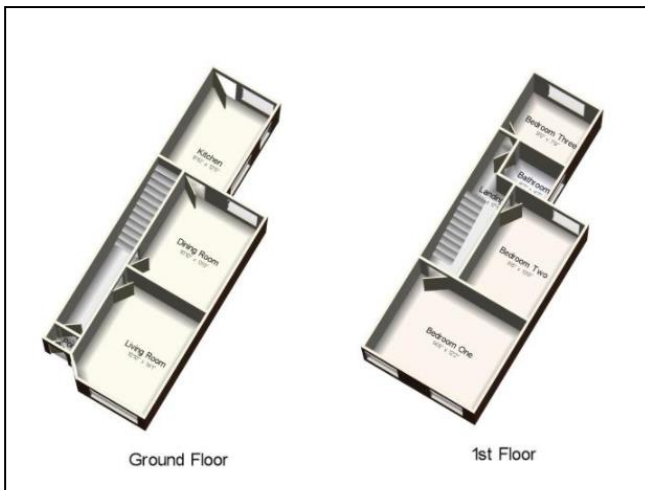
DESCRIPTION

The property comprises a 3 bedroom mid terrace house of conventional design and construction being brick built with raised wooden floors beneath a pitched tile covered roof. There is a small front garden and a rear yard area. The windows are all UPVC framed double glazed units. The front and rear doors are also UPVC. There is a modern (untested) Worcester combi boiler and radiators. The decoration is poor throughout and will require a full cosmetic refurbishment plus new kitchen and bathroom.

ACCOMMODATION

Ground floor	SQ/M	
Kitchen	11.21	
Dining room	16.44	
Living room	14.96	
Hall	4.47	
First Floor		
Rear bed 1	11.19	
Rear bed 2	5.61	
Hall	3.82	
Front bed	17.13	
Bathroom	3.32	
Total	88.15	(949 SQ/FT)

FLOOR PLAN



SALE

Offers in the region of £125,000



EPC

Band D. Copy certificate available on request.

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL: 0161 244 8640
EMAIL: simon@frasercommercial.co.uk

Preparation of details November 2021

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