



RESIDENTIAL SALES & LETTING AGENTS

✉ sales@mkiea.co.uk 🌐 www.mkiea.co.uk ☎ 0161 428 3663

46 Orchard Vale, Edgeley, SK3 9RS

£425,000

4 3 2



Situated at the end of a peaceful cul-de-sac on a modern development, this beautifully presented and substantially extended semi-detached family home offers nearly 1400 square feet of wonderful living space.

Positioned close to Stockport town centre, the train station, local shops, schools, and motorway access, this property is also a commuter's dream.

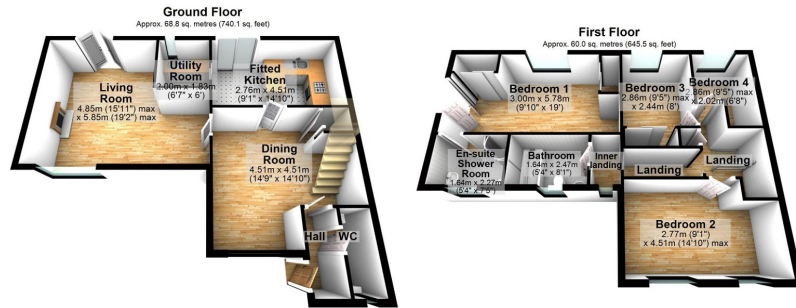
Downstairs, there is an entrance porch with a WC off. The front dining room seamlessly flows into a magnificent, spacious living room, creating a perfect space for relaxing. The stylish contemporary kitchen/breakfast room and adjoining Utility room complete the ground floor space.

Upstairs, the main bedroom is a serene retreat featuring a Juliet balcony and en-suite shower room. Three additional well-sized bedrooms and a modern family bathroom ensure ample space for everyone.

Additional features include gas central heating and double glazing throughout.

Externally, a driveway provides parking for up to three cars and leads to a detached garage with a remote-controlled door. To the rear is an expansive, private rear garden. With a large lawn, covered seating and dining area, and vibrant flowers and shrubs, this space is perfect for relaxation and outdoor activities. The vegetable area adds a touch of homely charm, and the garden's privacy is ensured as it is not directly overlooked and surrounded by greenery.





Total area: approx. 128.7 sq. metres (1385.6 sq. feet)

- Substantially extended 4 bed family semi
- Close to Stockport train station
- Two wonderful reception rooms
- Two bathrooms plus separate WC
- Detached garage
- Almost 1400 sq ft of stylish accommodation
- Excellent local shops and schools
- Contemporary fitted kitchen/ breakfast room
- Driveway with parking for three cars
- Large, private lawned garden not overlooked



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.