

## 14 Kilburn Road, Edgeley, Stockport, SK3 9NS

£210,000

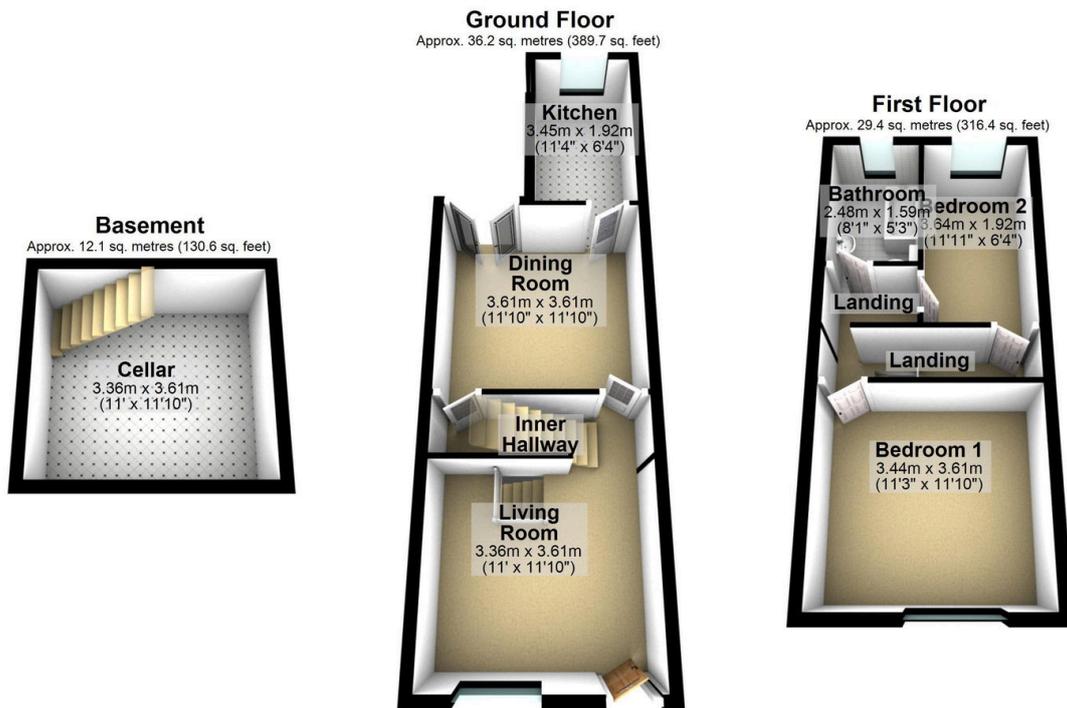
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Welcome to this semi-detached home, perfectly positioned in the increasingly popular village of Edgeley – just a short stroll from Stockport town centre, the train station, and excellent motorway connections. Step inside and you'll find well presented, move-in-ready accommodation that's ideal for first time buyers. There are two separate reception rooms, offering flexible living and dining space, an extended and well fitted kitchen, two bedrooms, and a modern bathroom/WC combined. The property also benefits from a useful storage cellar, gas central heating, and double glazing. Outside, enjoy a private rear garden, along with on-street parking to the front. This is a fantastic opportunity to snap up a superb value starter home in a location that's fast becoming one of Stockport's most sought after spots.

## Key Features

- A fantastic first step onto the property ladder — no chain, move-in ready
- Two separate reception rooms — space for a home office or dining area
- Two comfortable bedrooms
- Handy storage cellar — great for bikes, tools, or future DIY plans
- Affordable running costs with gas central heating & double glazing
- Walk to Stockport train station — ideal for young professionals & commuters
- Extended, well fitted kitchen — great for budding chefs!
- Stylish modern bathroom
- Private rear garden — your own outdoor space for summer BBQs
- Great value in increasingly popular area with first time buyers



Total area: approx. 77.7 sq. metres (836.7 sq. feet)