



**BRINNINGTON ROAD**



**MITCHELL  
WILLIAMS**





**22 Brinnington Road,  
Stockport, SK1 2HB**

**Guide Price £300,000**



**\*\*WALK-THROUGH VIDEO VIEWING AVAILABLE\*\*** A SUPERBLY APPOINTED and DECEPTIVELY SPACIOUS end of terrace property situated on the OUTSKIRTS OF STOCKPORT TOWN CENTRE and within CLOSE PROXIMITY to the MOTORWAY NETWORK. APPROX 1977 SQ.FT. The main accommodation is laid over four floors including cellar chamber and in brief comprises to the ground floor; Entrance hall, lounge, dining room, fitted kitchen, utility room and downstairs W.C. To the lower ground floor are two useful cellar chambers partly converted with plastered walls and power/light. To the first floor are three well proportioned bedrooms, one with en-suite bathroom plus the main family bathroom and to the second floor is a spacious main bedroom with en suite shower room. Externally the property benefits from garden areas to three sides including off road parking to the rear. In addition there are communal parking bays within close proximity to the property for additional parking if required. Viewing highly advised!

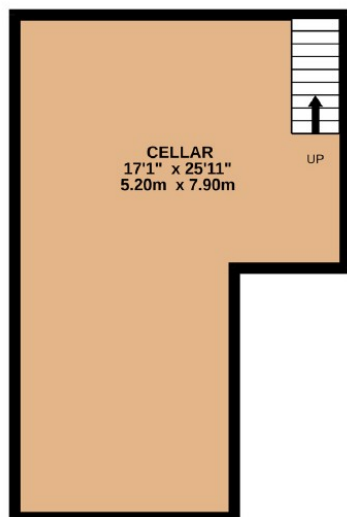


Postcode: SK1 2HB  
Tenure:  
Council Tax:  
Service Charge:  
Floor Area: 1977

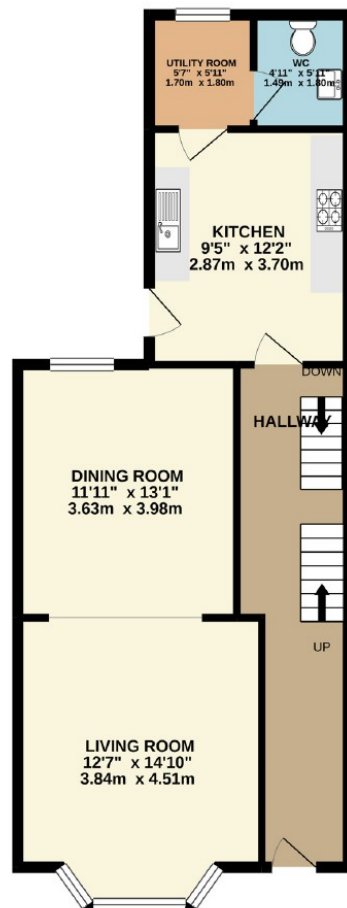
*A spacious period five bedroomed family home situated in a popular and convenient location.*



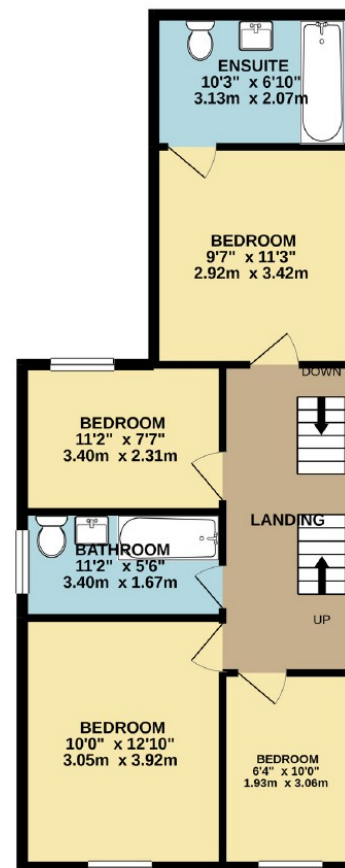
**BASEMENT**  
369 sq.ft. (34.2 sq.m.) approx.



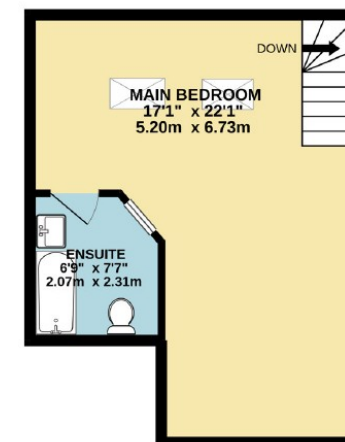
**GROUND FLOOR**  
640 sq.ft. (59.5 sq.m.) approx.



**1ST FLOOR**  
627 sq.ft. (58.3 sq.m.) approx.



**2ND FLOOR**  
341 sq.ft. (31.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1977 sq.ft. (183.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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