



**Jordan fishwick**

264 BUXTON ROAD NEWTOWN DISLEY STOCKPORT SK12  
Per Calendar Month £850 Per Calendar

## 264 BUXTON ROAD NEWTOWN DISLEY STOCKPORT SK12 2PY

Part Furnished . Backing onto playing fields and a small children's park, a fabulous brick built mid terraced property. Immaculately presented throughout and located close to both Newtown railway station and the open countryside. Pvc double glazing and gas central heating. Boasting a 20ft x 11ft detached garage PLUS DRIVEWAY. Comprising: entrance porch, living room, re-fitted dining kitchen, two first floor bedrooms and a bathroom with white suite.

### GROUND FLOOR

#### Entrance Porch

Pvc double glazed windows and external door. Quarry tiled floor.

#### Living Room

12'11" x 12'10"

A pvc double glazed front window, central heating radiator, exposed brick fireplace, wall light points, wood effect flooring and stairs to the first floor.

#### Dining Kitchen

13'0" x 9'6"

A range of fitted base cupboards and drawers, work surfaces over, wall cupboards, an inset one and a half bowl single drainer sink unit, mixer tap, gas cooker point, plumbing for a washing machine, recess for a fridge, central heating radiator and boiler, pvc double glazed rear window and stable door, recessed lighting.

### FIRST FLOOR

#### Landing

#### Bedroom One

12'10" (max) x 12'10"

Pvc double glazed front window, linen cupboard, central heating radiator and recessed lighting.

#### Bedroom Two

9'4" x 7'7"

Pvc double glazed rear window, central heating radiator and airing cupboard.

#### Bathroom

6'9" x 4'11"

A white suite comprising a panelled bath, chrome mixer shower over, pedestal wash hand basin, close coupled wc, towel radiator, tile floor and pvc double glazed window.

### OUTSIDE

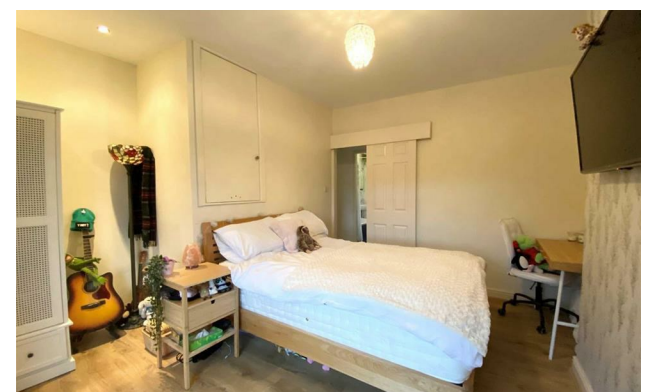
#### Garage

20'2" x 11'6"

Double doors and separate external door.

#### Driveway and Frontage

There is an enclosed gravel frontage. To the rear there is a paved area giving access to the driveway which leads to the garage. Behind the garage is a small childrens play park and larger open field. South facing and allowing access onto countryside.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	