



8 Sykes Street

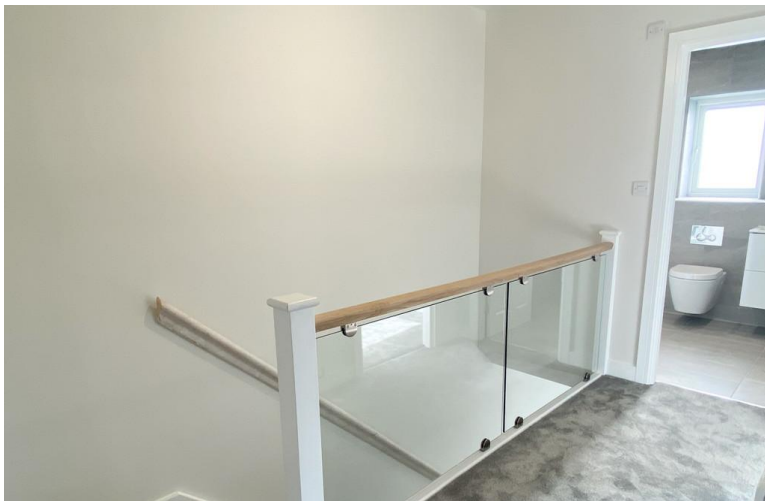
Reddish, Stockport, SK5 6AL

- HIGH SPECIFICATION
- NEW BUILD PROPERTY
- AN ABSOLUTE MUST VIEW
- ELECTRIC VEHICLE CHARGE POINT

Guide Price £325,000

EPC Rating '83'





Property Description

A SUPER NEW SCHEME BY RENOWNED BRENNAN DEVELOPMENTS

JC Brennan Developments have a well earned reputation for building quality homes in the South Manchester area. This delightful development of just four, three bedroom semi detached homes is a welcome addition to the market. Independent of being super energy efficient and backed with a 10 year 'Checkmate' warranty, you will enjoy a high specification living kitchen. The range is 'Nobilis' which offers a sophisticated and smooth design celebrating the best of German workmanship and will include oven, hob, extractor, fridge freezer and dishwasher. From the riches of the kitchen to the luxury of the bathroom, with an ensuite to the principal bedroom.

The accommodation briefly comprises: Entrance hall, lounge, living/dining kitchen, utility and cloak room. Venturing upstairs you will find three bedrooms - the principle bedroom enjoying an en-suite shower room; and a family bathroom. There are loft ladders from the landing giving access to the boarded loft.



Outside to the front is a lawned garden and a driveway providing off road parking for two cars, a gate opens up to the side area with large paved area offering a multitude of uses and a further gate leads to the enclosed predominantly lawned rear garden with paved patio area abutting the property.

There truly is a basket full of delights and additional offerings include:

- Two off road car spaces
- Electrical car charger
- Virgin fibre
- BT point
- Loft ladder with boarded storage
- Underfloor heating to the ground floor
- Alarm system
- High security Rock door
- Ground floor cloakroom
- Utility area
- Front and rear gardens
- Carpets to bedrooms hall and stairs
- LVT to ground floor
- High quality finish throughout



4 Sykes Street £330,000

6 Sykes Street £325,000



8 Sykes Street £325,000

10 Sykes Street £335,000





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements